



LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **JANUARY 21, 2016**
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.
 - 1. State Law Review Determinations
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.

ITEM NO. 2: CONSENT AGENDA

- A. December 17, 2015 Action Summary
- B. Administrative Approvals
 - 1. DR-15-00340 733 Tennessee Street; Porch Enclosure; State Law Review
 - 2. DR-15-00600 1200 Oread Communications Equipment; Certificate of Appropriateness
 - 3. DR-15-00611 727 Massachusetts Street; Rehabilitation; State Preservation Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review

ITEM NO. 3: DR-15-00594 832 Pennsylvania Street; Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8th and Penn Redevelopment Zone Review. The property is listed as a non-contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places and in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Tom Larkin for Pennsylvania Street Investors, LLC, the property owner of record.

ITEM NO. 4: DR-15-00633 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a non-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 Chris Cunningham of Treanor Architects for D. Ann Murphy, the property owner of record.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since December 17, 2015.

22-205 (B) (12) identifies the HRC may review and comment on proposed applications that affect proposed or designated landmarks and historic districts.

- B. Review of any demolition permits received since the December 17, 2015 meeting.
- C. Architectural Review Committee approvals since December 17, 2015.
- D. General public comment.
- E. Miscellaneous matters from City staff and Commission members.

The Lawrence Historic Resources Commission and the Lawrence Douglas County Planning Commission will hold a study session on the Oread Design Guidelines on February 18, 2016 in the City Commission Room of City Hall, 6 E. 6th Street, at 6:00 p.m.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-15-00340 733 Tennessee Street; Porch Enclosure; State Law Review

B. PROJECT DESCRIPTION

Porch enclosure on the west (rear) elevation.

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 proposed project and made the determination that the proposed 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-15-00600 1200 Oread Communications Equipment; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Addition of new communications equipment.

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-15-00611 727 Massachusetts Street; Rehabilitation; State Preservation Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Rehabilitation of interior spaces to allow for a change of use from a general retail into a break-out room business. The new use requires a new exterior opening on the south elevation of the structure.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law 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 the *Secretary of the Interior's Standards for Rehabilitation*, the standards of evaluation, the Historic Resources Administrator approved the proposed project and made the determination that the proposed 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).

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, the Historic Resources Administrator approved the proposed project and made the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties or their environs.

In accordance with the *Downtown Design Guidelines*, the standards of evaluation, the Historic Resources Administrator approved the proposed project and made the determination that the project, as proposed, meets these development and design standards.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 3: DR-15-00594
STAFF REPORT

A. SUMMARY

DR-15-00594 832 Pennsylvania Street; Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8th and Penn Redevelopment Zone Review. The property is listed as a non-contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places and in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Tom Larkin for Pennsylvania Street Investors, LLC, the property owner of record.



B. PROJECT DESCRIPTION

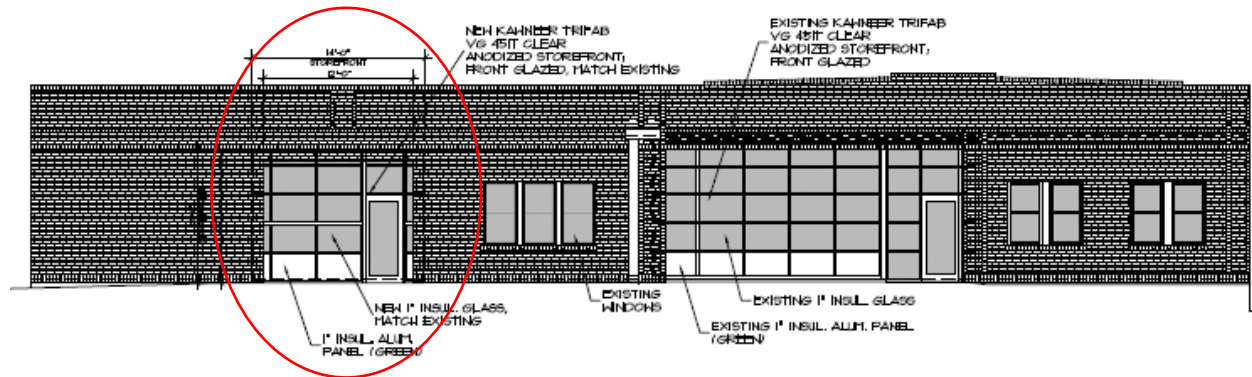
The applicant is proposing exterior alterations for new windows to the existing structure located at 832 Pennsylvania Street. The rehabilitation project is for the north half of the structure that will be converted into office spaces. The majority of the rehabilitation plan is for interior alterations with proposed exterior alterations on the north secondary elevation to allow for light into the new office spaces. The new windows will be double-hung, aluminum clad windows. The eastern half of the north elevation was altered prior to the district listing and the adoption of the design guidelines.

Signage is not part of this application and will be independently reviewed if submitted.

This application does not include new parking areas or alterations to the public right-of-way.

The site plan for a change of use for this property has been administratively approved by the Planning Director (SP-15-00653).

Staff administratively approved the infill of the garage door on the west elevation of the structure (DR-15-00451).



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.

The Environs for 820 New Jersey Street should be reviewed in the following manner. The Environs should be divided into three areas (see attached map) and the following standards applied to each of the areas:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes,

dormers, etc.,) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Area 2: While this area still maintains the residential character that is important to the environs of 820 New Jersey, the properties in this area do not have a direct "line-of-sight" to 820 New Jersey Street. This area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc.,) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

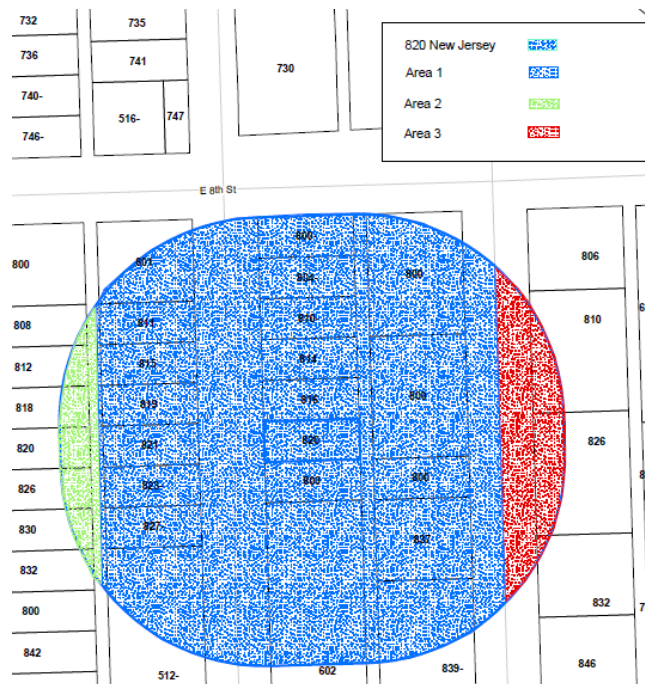
Area 3: This area consists of commercial/industrial properties. Historically this area was platted as residential and transitioned to commercial/industrial with the railways. The commercial/industrial character of this area is important to the environs of 820 New Jersey although the properties in this area do not have a direct "line-of-sight" to 820 New Jersey Street. This area should maintain the overall commercial/industrial character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved

administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.



8th and Pennsylvania Urban Conservation Overlay District Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Design Guidelines 8th and Penn Neighborhood Redevelopment Zone* to review projects within the 8th and Pennsylvania Urban Conservation Overlay District. The guidelines that relate to this project are:

ZONE 1

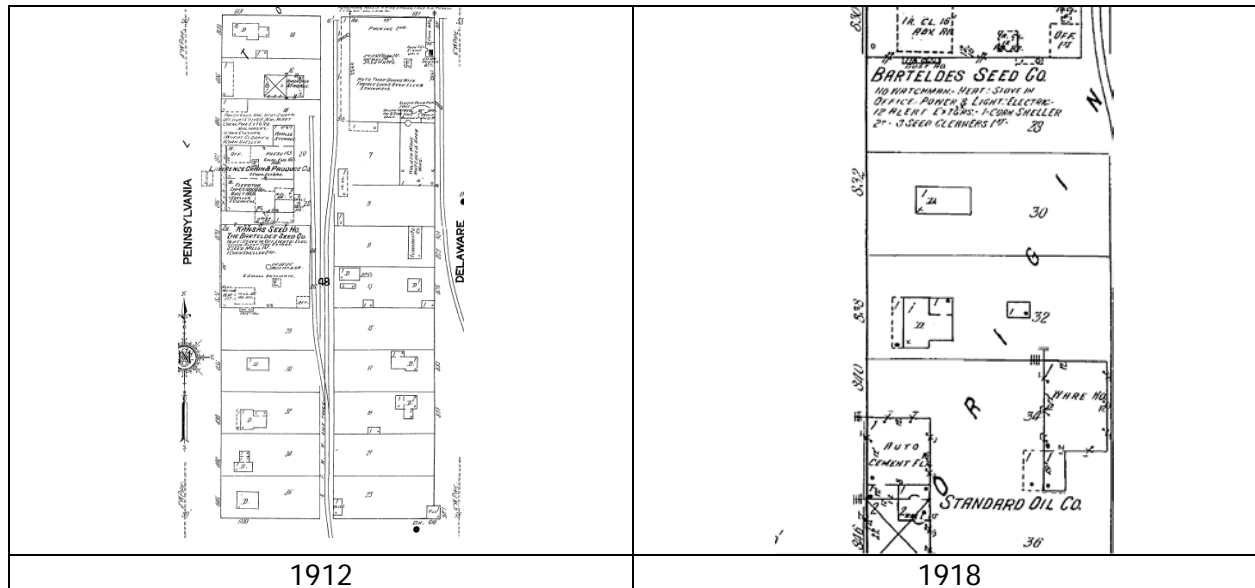
Brick and Stone Masonry

1. Retaining and preserving masonry features that are important in defining the overall character of a building such as walks, brackets, cornices, window surrounds, door surrounds, steps, columns and details.
2. Providing proper drainage so that water does not stand or accumulate on masonry surfaces.
3. Cleaning masonry only when necessary to halt deterioration or to remove graffiti or bad stains with the gentlest method possible, such as using low-pressure water (<400 psi), mild detergents, and natural bristle brushes. Conducting masonry surface cleaning tests when cleaning is necessary. Observing tests over a sufficient period of time so that both immediate and long-term effects are known, enabling selection of the gentlest method possible.
4. Repairing cracks or missing bricks to prevent water infiltration and further damage. Removing only deteriorated portions of brick in such a way as to avoid destroying adjacent masonry.
5. Applying new mortar with the same strength, color, and texture as the original mortar. Testing the original mortar to determine its original composition.
6. Applying new mortar so that the joints match the original joints in width and profile.
7. Applying surface treatments such as "breathable" water-repellent coatings to masonry only after re-pointing and only if masonry repairs have failed to arrest water penetration problems
8. Repairing masonry by patching or piecing in.
9. Replacing the original material with the same material or a compatible substitute material.
10. Leaving historic painted signage on masonry walls.
11. Cleaning masonry walls using the gentlest means possible.
12. Pressure cleaning historic brick or stone with water or water and a non-ionic detergent at a range of 100 to 400 psi from a distance of 3 to 12 inches after testing to find the least abrasive level.
13. Hand cleaning glazed architectural terra-cotta and tile coping with a natural bristle brush using non-ionic detergent and water.
14. Removing loose or deteriorated paint only to the next sound layer using the gentlest method possible prior to repainting.
15. Repairing causes of leaks, water infiltration, capillary action, and/or condensation
16. Using vapor permeable water-repellent coatings in selected areas only after a reasonable period of time has passed since a building has been made watertight and has dried out completely and only if moisture appears actually to be penetrating through the repointed and repaired masonry walls.
17. Cleaning masonry, when necessary to prevent biological growth, with low-pressure water (30 to 100 psi) and a natural- or synthetic-bristled scrub brush.
18. Removing graffiti as soon as possible by using non-abrasive chemical cleaners after careful testing.
19. Designing and installing a new masonry feature such as steps or a door surround using accurate documentation of the appearance of the original feature. When there is no documentation of the original element, new designs should be compatible with the building in size, scale, material, and color.

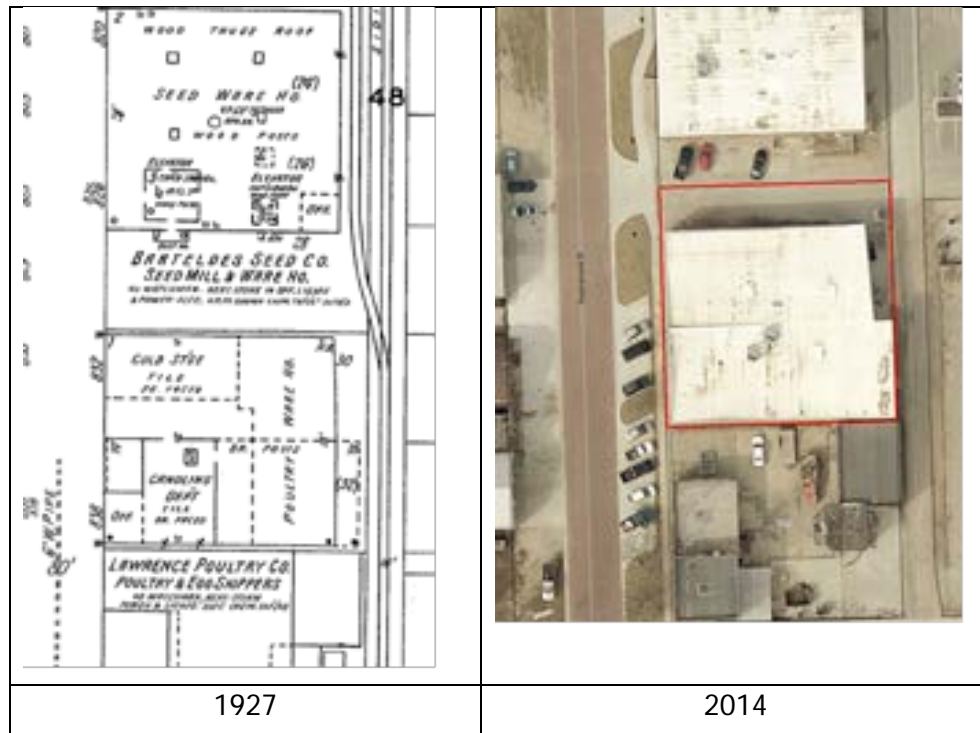
D. STAFF ANALYSIS

History

The 1912 Sanborn Fire Insurance map for this area shows that the southern portion of the 800 block of Pennsylvania Street was developed with individual dwelling structures on individual lots. The 1918 map shows that Standard Oil Company had developed the southeast corner of the block, but the lots between the Oil Company and the Seed Company to the north continued to be two distinct lots with residential dwellings.



The structure located at 832 Pennsylvania Street was designed and built for the Lawrence Poultry Company, Poultry and Egg Shippers, between 1917 and 1923, and was designed for slaughter and processing as well as shipping eggs and hatchlings according to the National Register of Historic Places nomination. The nomination states that the brick building was likely constructed in two stages with the south portion of the building approximately 50' X 100' and the north portion approximately 40' X 95' to 100'. The 1927 Sanborn Fire Insurance map for this area shows the entire structure as the footprint exists today.



The one-story brick building has a flat roof that slopes to the west and parapet walls occur on all elevations. A large scupper visually divides the west (primary) facade, which has three distinct parts. The majority of the structure has been modified to accommodate new infill storefronts. According to the National Register nomination, "the glass infill in the west (primary) façade and east (rear) elevation and other alterations to the west (primary) facade represent a significant loss of historic materials and important design features that provide visual and physical associations with the historic period of its construction and industrial processing function." Because the exterior alterations change the appearance of the structure to reflect the change from the industrial use to the office use, when the East Lawrence Industrial Historic District was listed in the National Register of Historic Places in 2007, the Poultry building was identified as non-contributing to the district. However, the nomination states that despite the loss of integrity, the size and scale of the building provide an important cohesiveness for the District.

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.

The proposed project will convert the interior space of the north half of the structure located at 832 Pennsylvania Street into office space. Rehabilitating historic buildings for new uses may occasionally require cutting in new window openings in secondary elevations to increase light and ventilation. The proposed project includes the installation of new windows on the western-most portion of the north elevation of the structure. Historically, this area of the building did not have any fenestration. While this secondary elevation of the structure may not be as significant as the primary façade, the visibility from the public right-of-way and the loss of historic fabric for the structure and the district is an important aspect of this review.

The National Park Service has issued an Interpreting the Secretary of the Interior's Standards for Rehabilitation on the subject of new openings in secondary elevations or introducing new windows in blank walls (ITS 14). According to this interpretation, the introduction of new windows on a blank wall can be achieved while meeting the standards when careful attention to the number, location, and design of the proposed new openings is considered.

Staff has worked with the applicant and design professional for this project to identify new openings on the existing blank wall on the northwest corner of the building. The amended application proposes to create new openings that will be compatible with the size, scale and massing of the wall and the building. The new openings will be spaced to correspond to the new office units on the interior, but the correlating exterior openings reflect the size and vertical placement on the wall of the historic window pattern for the structure. The new windows will not overwhelm the elevation nor will they become the focal point for the structure rather than the primary façade. The proposed arrangement of windows will be a pair of windows on the north elevation adjacent to office number 1020 with single window openings adjacent to office numbers 1019 and 1018. The windows will be 1/1 double hung windows. There are paired windows on the west and south elevation that have not been altered and are historic openings.

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.

Standards 2 and 9 apply to this project.

Staff is of the opinion based on the above project review that the project, with the pair of windows on the north elevation adjacent to office number 1020 and the single window openings adjacent to office numbers 1019 and 1018, meets the Secretary of the Interior's Standards. Staff is also of the opinion that no listed property, including the East Lawrence Industrial Historic District, will be damaged or destroyed by the project.

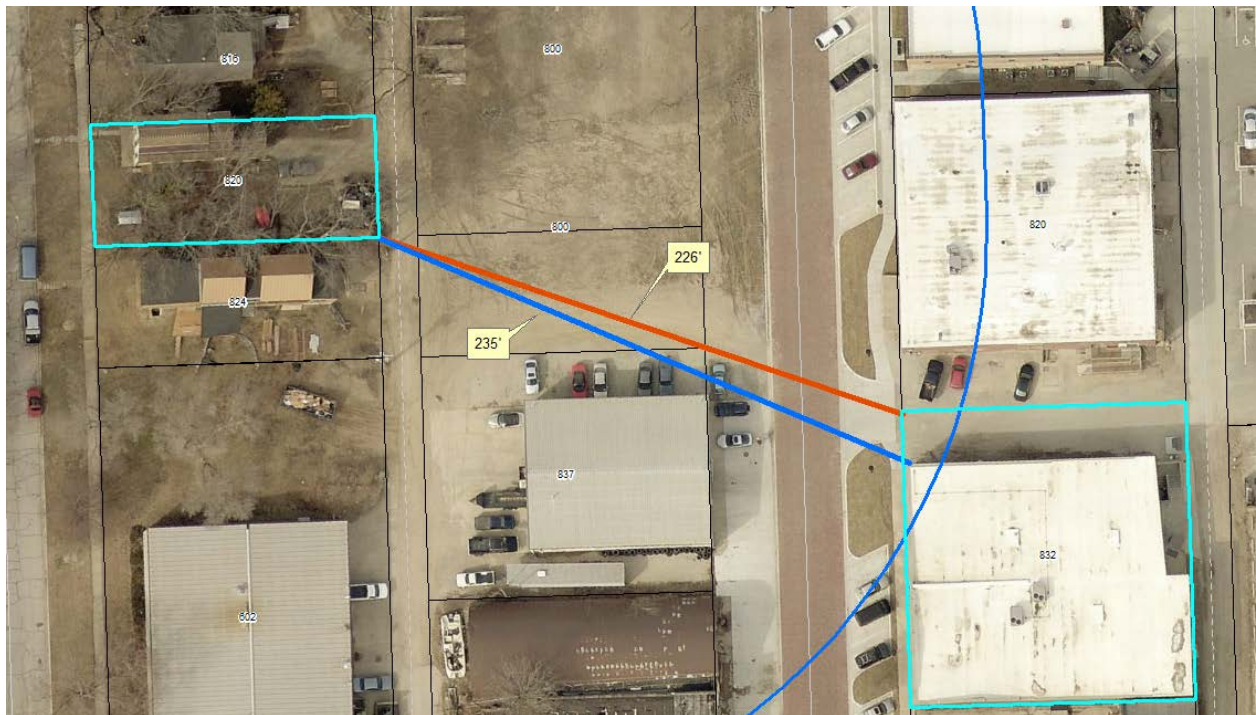
Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

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. Significantly is not defined in the definition section of Chapter 22.

The environs definitions for the listed properties give additional guidance for the review of projects in the environs. In addition to review by 22-505, the proposed alterations and new construction should be reviewed for scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

The proposed project is located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places. There is a direct line of site from the listed property to 832 Pennsylvania Street. There are two vacant lots on the west side of Pennsylvania Street in the 800 block and the building located at 837 Pennsylvania has an approximately 19' setback from the north property line. The northwest corner of the 832 Pennsylvania building is approximately 235' from the 820 New Jersey Street eastern property line.



The Lewis house was constructed between 1868 and 1870 and was listed in the Lawrence Register of Historic Places in 2006. The house shows on the 1873 Beers Atlas. In 1897, the majority of the block was still residential, but industrial uses were being developed on the northern half of the eastern side of the 800 block of Pennsylvania Street. Because of this evolution of the use of area

during the early existence of the Lewis house, the environs definition for the Lewis house identifies that the industrial area to the east is an important area for the context of the Lewis house.

The environs definition states the main issue in the review is whether the project will encroach upon or damage the environs of the listed property. The environs definition also states that scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry should be considered in the review process.

The proposed project of new openings in the north wall of 832 Pennsylvania Street will be minimally visible to the Lewis house property. The new openings do not alter the overall scale, massing, site placement, height, directional expression, building coverage, setback, roof shapes, or sense of entry for the Poultry building. The rhythm of openings is the primary review consideration. The proposed project will add new openings on the north wall that will be similar in wall location, size, scale, and type, and will be in a pattern that currently exists in the environs. While the new openings and windows will be compatible with the existing building and environs, they will be distinguished by modern installation and window type.

Staff is of the opinion that the new openings and windows as described in the revised project will not significantly encroach on, damage, or destroy the landmark or its environs. Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Design Guidelines 8th and Penn Redevelopment Zone 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 Design Guidelines 8th and Penn Redevelopment Zone and determined that the project, as proposed, meets these development and design standards.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed 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).

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 landmark or its environs and issue the Certificate of Appropriateness for the proposed project.

RECEIVED

NOV 16 2015

City County Planning Office
Lawrence, Kansas



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number _____
DR- _____
Date Received _____
Type _____

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

PROPERTY INFORMATION

Address of Property 832 Pennsylvania Street (Tenant Finish N half bldg, 830 Pennsylvania)

Legal Description (*may be attached*) 8th & Pennsylvania Neighborhood Redevelopment

N 122.07' Block A Lot 3 (FKA Pennsylvania St. S 1/2 Lot 28 & All of Lot 30 & Lot 32)

(U00110A Div 2011)

OWNER INFORMATION

Name(s) Pennsylvania Street Investors, LLC

Contact Tom Larkin (for Tony Krsnich, Managing Partner)

Address 832 Pennsylvania Street

City Lawrence State KS ZIP 66044

Phone (785) 766-9230

Fax (____) _____

E-mail tlarkin@flintheillsholdings.com

Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact Owner

Company _____

Address _____

City _____ State _____ ZIP _____

Phone (____) _____ Fax (____) _____

E-mail _____ Mobile/Pager (____) _____

Existing Zoning	Existing Land Use	Proposed Land Use	
Total site area 14,240 s.f. 0.327 Ac	Current Appraised Value \$514,400	Existing Building Footprint 10,220 s.f.	Open Space Area 3,100 s.f. gravel
# of Buildings 1	Estimated Cost of Construction \$225,000	Proposed Building Footprint 10,220 s.f.	Pavement Coverage 920 s.f.

Are you also submitting any of the following applications?

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Other (specify) 8th & Penn Neighborhood Redevelopment Zone - Parking & Retail Tab.		

22-15-00594

Property Address: 832 Pennsylvania Street (Tenant Finish north half of bldg, 830 Pennsylvania St.)

**Detailed Description of Proposed Project:
(Attach additional sheets if necessary)**

This is a tenant finish project of the north half of the existing 830-832 Pennsylvania Street building. The first story will be office use and the partial basement will be storage use. The south half of the building was finished as office space in 2004.

The existing 34 space asphalt parking lot east of 830-832 Pennsylvania Street on the 716 E 9th Street property was constructed in 2004 as parking for this building. The existing and proposed tenant finish only requires 23 parking spaces. No additional site improvements or parking spaces are needed for this tenant finish project.

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

Review for compliance with 8th & Penn Neighborhood Redevelopment Zone Design Guidelines.

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

Contact Stan Hernly

Company Hernly Associates, Inc.

Address 920 Massachusetts Street

City Lawrence State KS ZIP 66044

Phone (785) 749-5806 Fax (785) 749-1515

E-mail stan@hernly.com Mobile/Pager (____) _____

REQUIRED ATTACHMENTS:

- ☒ **Photographs of existing structure and site**
- ☒ **Scaled or dimensioned site plan**
- ☒ **Scaled elevation drawings**
- ☒ **Scaled or dimensioned floor plans**
- ☒ **Materials list** (On drawings)
- ☒ **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: 7/12/19

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form

ORDINANCE NO. 8054

(Applies to all CS zoned properties in the 8th and Penn Neighborhood Redevelopment Zone)

WHEREAS, after due and lawful notice the zoning recommendation came on for hearing before the governing body of the City of Lawrence, Douglas County, Kansas on August 8, 2006, and after due consideration and deliberation the recommended zoning change was authorized with the following list of uses excluded from this zoning change:

(i) Bars (unless 55% of gross receipts are derived from food sales as outlined in 20-507(5)(i)); With the exception that the CS-UC rezoning Ordinance No. 8920 for 804 Pennsylvania was approved by the City Commission at their November 5, 2013 meeting to restrict Bars (unless 55% of gross receipts are derived from the sales of food for consumption on the premises on a calendar year basis beginning 2 years after commencement of use.

(ii) Liquor Store;
(iii) Ambulance Service;
(iv) Car or Truck Wash;
(v) Auto Repair;
(vi) External drive-through ATM or drive-through window (walk-up ATM's are allowed);

(vii) Furriers;
(viii) Pawn Shop;
(ix) Mobile Home Sales and Service;
(x) Golf Driving Range;
(xi) Pet Store (animal sales)
(xii) Loan Office (short-term cash advance loans); and
(xiii) Convenience Store with Gasoline Sales

ORDINANCE NO. 9036

(Applies to 720 E 9th Street)

WHEREAS, after due and lawful notice the zoning recommendation came on for hearing before the governing body of the City of Lawrence, Douglas County, Kansas on September 16, 2014, and after due consideration and deliberation the recommended zoning change from IG-UC to IL-UC was authorized with the following list of uses prohibited in this District:

(a)(i) Payday advance or other short term loan businesses;
(a)(ii) Car title loan businesses;
(b) Fast Order/Food, Drive-In use shall be permitted only with approval of a Special Use Permit.

PARKING TABULATION CURRENT

PARKING REQUIRED	
720 E 9TH	36
POEHLER WAREHOUSE (619 E 8TH STREET):	65
POLK OIL (846 PENNSYLVANIA STREET):	NOT INCL'D
POULTRY BUILDING 830-832 PENNSYLVANIA STREET):	23
KS SEED CO. (826 PENNSYLVANIA STREET):	43
CIDER GALLERY (810 PENNSYLVANIA STREET):	19
BISTRO (804 PENNSYLVANIA STREET):	12
TOTAL PARKING REQUIRED:	198

PARKING PROVIDED	
AT 720 E 9TH	37
TEMP ASPHALT LOT BEHIND 830-832 PENN. STREET	34
SOUTH OF POEHLER WAREHOUSE	55
POLK OIL (846 PENNSYLVANIA STREET)	NOT INCL'D
BETWEEN 826 & 830-832 PENNSYLVANIA STREET	0
BEHIND 826 PENNSYLVANIA STREET	0
AT 804 PENNSYLVANIA STREET	10
ON LOTS 21, 23, & 25 PENNSYLVANIA STREET	35
ON PENNSYLVANIA STREET:	23
ON 8TH STREET	11
ON DELAWARE STREET	35
TOTAL PARKING PROVIDED:	240
(TOTAL ACCESSIBLE PARKING PROVIDED:	10

PARKING TABULATION PROJECTED

PARKING REQUIRED	
720 E 9TH	36
9 DEL ROW HOUSES	12
POEHLER WAREHOUSE (619 E 8TH STREET):	65
POLK OIL (846 PENNSYLVANIA STREET)	NOT INCL'D
POULTRY BUILDING 830-832 PENNSYLVANIA STREET):	23
KS SEED CO. (826 PENNSYLVANIA STREET):	43
CIDER GALLERY (810 PENNSYLVANIA STREET):	19
BISTRO (804 PENNSYLVANIA STREET):	12
TOTAL PARKING REQUIRED:	210

PARKING PROVIDED	
AT 720 E 9TH	37
AT 9 DEL ROW HOUSES	12
SOUTH OF POEHLER WAREHOUSE	75
POLK OIL (846 PENNSYLVANIA STREET)	NOT INCL'D
BETWEEN 826 & 830-832 PENNSYLVANIA STREET	5
BEHIND 826 PENNSYLVANIA STREET	4
AT 804 PENNSYLVANIA STREET	10
ON LOTS 21, 23, & 25 PENNSYLVANIA STREET	35
ON PENNSYLVANIA STREET:	23
ON 8TH STREET	11
ON DELAWARE STREET	35
TOTAL PARKING PROVIDED:	247
(TOTAL ACCESSIBLE PARKING PROVIDED:	10

8TH & PENN NEIGHBORHOOD REDEVELOPMENT ZONE

LAWRENCE, KANSAS

PARKING AND RETAIL TABULATION

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515

SITE LAYOUT

Date: 2015/11/16
Drawn by:
Checked by:
Revisions:

SP-1

35+/- ADDITIONAL
PARKING SPACES PER
WERNER ARCHITECTS
SITE PLAN ON LOTS 21,
23, & 25

BLOCK
'C'

PENNSYLVANIA STREET

PENNSYLVANIA ST.

6 (846 PENN)

4

19

10

POLK OIL - WEST
846 PENNSYLVANIA ST.

POULTRY BUILDING
830-832 PENNSYLVANIA ST.

KANSAS SEED CO.
826 PENNSYLVANIA ST.

CIDER GALLERY
810 PENNSYLVANIA ST.

BISTRO
804 PENNSYLVANIA ST.

POLK OIL - EAST
846 PENNSYLVANIA ST.

34
EXISTING ASPHALT LOT

9 DEL ROW HOUSES

2 STORY W/ 2 CAR GARAGES & PARTIAL BASEMENTS
PARKING REQUIRED:
RESIDENTIAL (PROJECTED):
(6) 2-BR UNITS: 2 SPC/2 BEDROOMS = 12
TOTAL PARKING CURRENT = 0
TOTAL PARKING PROJECTED = 12

3 STORY + BASEMENT
TOTAL AREA: 34,340 S.F.
PARKING REQUIRED: FOOD RELATED
(CURRENT): 3,858 S.F. @ 1 SPC/250
S.F. = 16 SPACES
MANUFACTURING (CURRENT): 3,750
S.F. @ 1 SPC/750 S.F. = 5 SPACES
RESIDENTIAL (CURRENT):
(10) 1-BR UNITS: 1 SPC/BR = 10 SPC
(6) 2-BR UNITS: 2 SPC/2BR = 12 SPC
TOTAL PARKING CURRENT AND
PROJECTED = 43

2 STORY
TOTAL AREA: 9,184 S.F.
PARKING REQUIRED:
RETAIL (CURRENT): 9,184 S.F.
@ 1 SPC/ 500 S.F. = 19
TOTAL PARKING CURRENT
AND PROJECTED = 19

1 STORY
TOTAL AREA: 11,084 S.F.
PARKING REQUIRED:
FOOD RELATED BLDG: 3,884 S.F.
@ 1 SPC/ 250 S.F. = 15
FOOD RELATED PATIO: 1,565 S.F.
@ 1 SPC/ 250 S.F. = 7
TOTAL PARKING CURRENT
AND PROJECTED = 12

POEHLER WAREHOUSE
619 E 8TH STREET

4 STORY PLUS BASEMENT
PARKING REQUIRED:
RESIDENTIAL:
(33) 1-BR UNITS: 1 SPC/1 BEDROOM = 33
(16) 2-BR UNITS: 2 SPC/2 BEDROOMS = 32
TOTAL PARKING CURRENT AND
PROJECTED = 65

DELAWARE ST

8TH STREET

9TH STREET

18

2

18

11

11

2

720 E 9th

1 STORY: 23,157 S.F.
(INCLD MEZZ @ 671 S.F.)
PARKING REQUIRED:
OFFICE, COMMERCIAL, & RETAIL: 9,816 @
1 SPC/500 S.F. = 20
MFG & PRODUCTION LIMITED, &
WAREHOUSING:
11,175 S.F. @ 1 SPC/750 S.F. = 15
RESIDENTIAL: 1 SPC/ BEDROOM = 36
TOTAL PARKING CURRENT = 36

LOADING DOCK

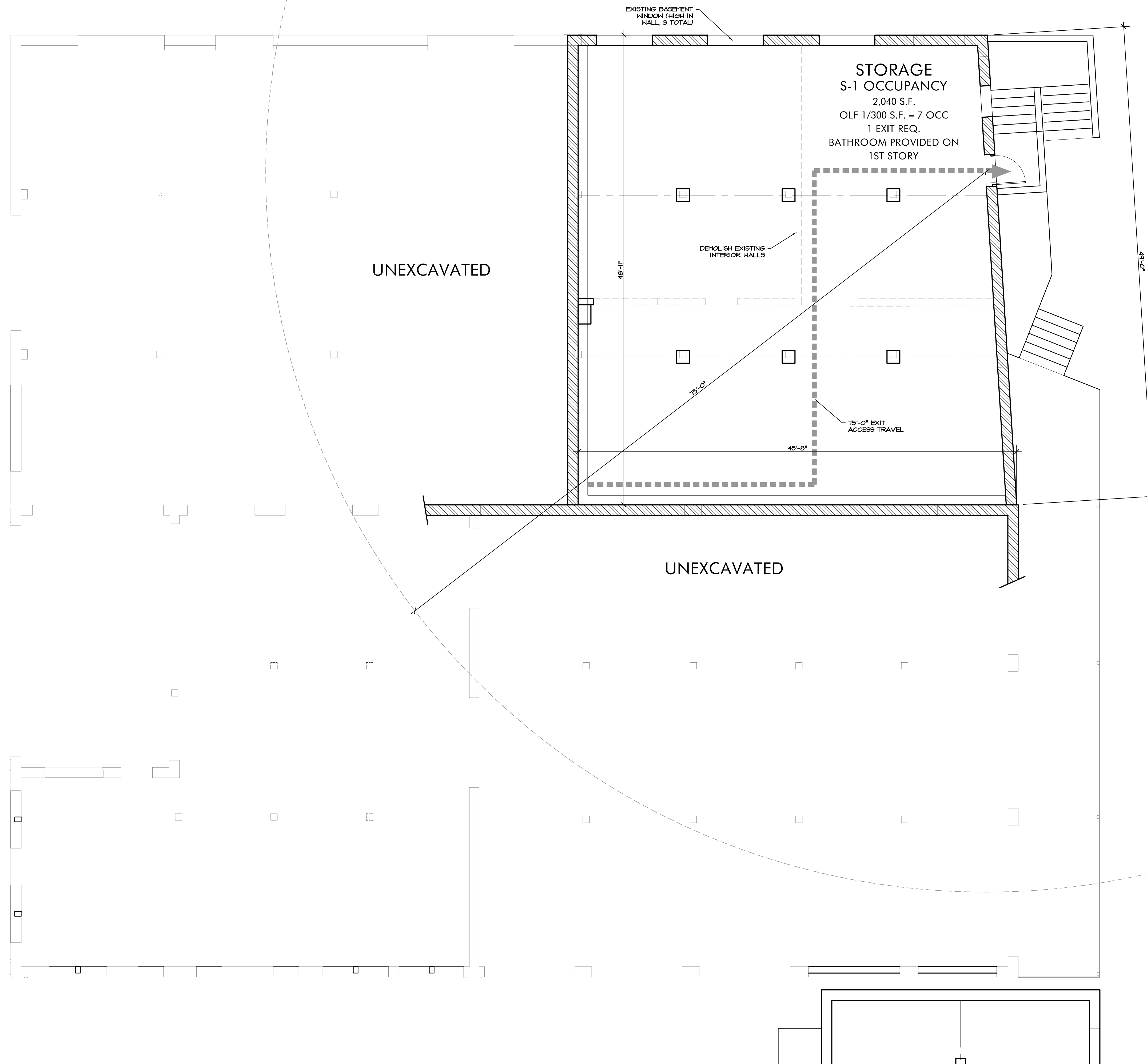
APPENDIX B - SPACE USAGE TABULATION FOR OVERLAY DISTRICT

	PROPERTY	ADDRESS	STORIES	TOTAL AREA	RESIDENTIAL UNITS	RESIDENTIAL AREA	* RETAIL AREA	OFFICE AREA	WAREHOUSE AREA	MFG & PROD	VACANT	TOTAL AREA
EXISTING BUILDINGS	720 E 9TH	720 E 9TH	1	23,157	1	2,366	8,555	1,081		11,175		23,157
	POEHLER BLDG	619 E 8TH	4 + BSMT	42,520	49	42,520						42,520
	POLK OIL - WEST	846 PENN	2	2,804			1,000	1,000		804		2,804
	POLK OIL - EAST	846 PENN	1	1,472						1,472		1,472
	POULTRY BLDG	830-832 PENN	1 + BSMT	11,783				9,743		2,040		11,783
	KS SEED CO.	826 PENN	3 + BSMT	34,340	16	17,070	3,888			3,750	9,662	34,340
	CIDER GALLERY	810 PENN	2	9,184			4,592	4,592				9,184
	BISTRO	804 PENN	1	1,084			1,084					1,084
				126,344	66	61,956	19,089	16,396	0	19,241	9,662	126,344
FUTURE BLDGS	9 DEL ROW HOUSES		2.5	13,824	6	13,824						13,824
	SW 8TH & PENNSYLVANIA ST		3	10,920	12	8,400	2,520					10,920
	NW 9TH & PENNSYLVANIA ST		3	10,920	12	8,400	2,520					10,920
	PENNSYLVANIA ST ROW PHS 2		3	7,861	10	7,861						7,861
	PENNSYLVANIA ST ROW PHS 3		3	7,861	10	7,861						7,861
	PENNSYLVANIA ST ROW PHS 4		3	7,861	10	7,861						7,861
				59,247	60	54,207	5,040	0	0	0	0	59,247
AREA TOTALS				185,591	126	116,163	24,129	16,396	0	19,241	9,662	185,591
PERCENT OF TOTAL AREA						63%	13%	9%	0%	10%	5%	100%
*PERCENTAGE OF RETAIL NOT TO EXCEED 25%												

1 PARKING & RETAIL TABULATION PLAN

1" = 40'-0"





1 EXISTING BASMENT PLAN

3/16" = 1'-0"

OFFICE SPACE
830 Pennsylvania Street
LAWRENCE, KANSAS

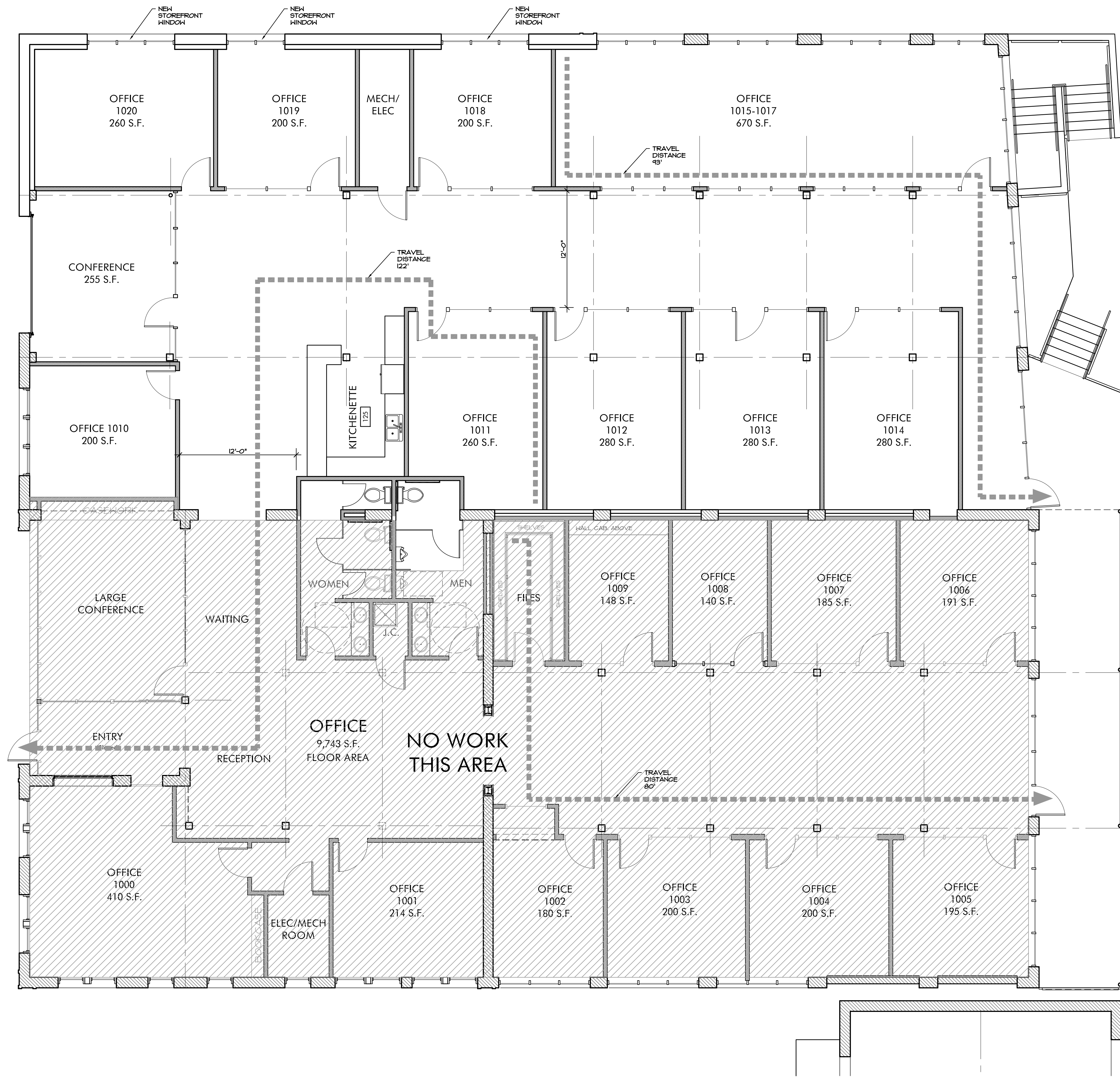
Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5804
FAX 785 - 749 - 1515

FLOOR PLAN
ELEVATIONS

Date: 2015/11/16
Drawn by :
Checked by :
Revisions :

A1.0



CODE NOTES:

PROJECT: TENANT FINISH IN EXISTING BUILDING

PROJECT LOCATION: 830-832 PENNSYLVANIA STREET, LAWRENCE, KANSAS

OWNER:

OWNER ADDRESS:

FIRE DEPARTMENT: CITY OF LAWRENCE, KANSAS, FIRE DEPARTMENT

BUILDING INSPECTION DEPT.: CITY OF LAWRENCE, KS, NEIGHBORHOOD RESOURCES DEPARTMENT, CODE ENFORCEMENT DIVISION

COUNTY: DOUGLAS COUNTY, KANSAS

CODES/REGULATIONS UTILIZED:

- 2012 International Existing Building Code
- 2011 National Electrical Code
- 2012 International Plumbing Code
- 2012 Uniform Mechanical Code
- AMERICANS WITH DISABILITIES ACT

CONSTRUCTION: EXISTING MASONRY BUILDING W/ WOOD FRAMED ROOF ON CONCRETE BASEMENT/FOUNDATION WALLS

CONSTRUCTION TYPE: TYPE III-B

BUILDING USE: OFFICE & STORAGE

OCCUPANCIES:

- BUSINESS: B
- STORAGE: S-1
- NOT-SEPARATED OCCUPANCIES PER 508.3

BUILDING AREA:

- FIRST STORY: 9,143 S.F.
- BASEMENT: 2,040 S.F.
- TOTAL AREA: 11,183 S.F.

ALLOWABLE AREA & HEIGHT (TAB. 503):

- B OCCUPANCY, III-B CONSTRUCTION TYPE: 19,000 S.F./STORY; 3 STORY, 55'
- S-1 OCCUPANCY, III-B CONSTRUCTION TYPE: 17,500 S.F./STORY; 2 STORY, 55'

BUILDING AREA MODIFICATIONS:

- FRONTAGE INCREASE: $(F/P - 0.25)W/30$
- $(298/403 - 0.25)30/30 = .49$
- $17,500 + (17,500 \times .49) = 26,075$ S.F.

OCCUPANT LOAD BASEMENT:

- STORAGE: 2,040 S.F. / 300 = 7 O.L.

OCCUPANT LOAD 1ST STORY:

- OFFICE: 9,143 S.F. / 100 = 91 O.L.
- 2 EXITS REQ.; 3 EXIT PROVIDED

TOTAL OCCUPANT LOAD: 105

EXIT WIDTHS: SEE PLANS

EXIT TRAVEL DISTANCES:

- BASEMENT: 14' MAX.
- FIRST STORY: 122' MAX.

FIRE SAFETY:

AUTOMATIC FIRE SUPPRESSION SYSTEM:

- NONE EXISTING, NONE REQUIRED;
- PER 903.2.1.1 - BASEMENT EXCEEDS 1500 S.F. BUT HAS AN EXIT/OPENING PROVIDED IN THE EAST WALL THAT LEADS DIRECTLY TO GROUND LEVEL BY AN EXTERIOR STAIRWAY; THE EAST WALL DOES NOT EXCEED 50' IN LENGTH SO ONLY ONE OPENING REQUIRED.
- PER 903.2.1.1.2 NO PORTION OF BASEMENT IS MORE THAN 75' FROM THE OPENING AND THERE ARE NO OBSTRUCTIONS INSTALLED THAT RESTRICT THE APPLICATION OF WATER FROM HOSE STREAMS.
- PER TABLE 503 AND PER 506.3 FRONTAGE INCREASE, AREA PER STORY DOES NOT EXCEED ALLOWABLE AREA PER STORY.
- PER 903.2.4, FIRE AREA CONTAINING S-1 OCCUPANCY IS LESS THAN 12,000 S.F. AND FIRE SPRINKLER IS NOT REQUIRED.

FIRE ALARM SYSTEM:

- NONE EXISTING, NONE REQUIRED

FIRE EXTINGUISHERS:

- 2a-10bc (Coordinate location with F.D.)

EMERGENCY LIGHTING:

- PER ELECTRICAL REQUIREMENTS

PLUMBING FACILITIES:

OFFICE = 98 (49 M, 49 W)

WATER CLOSETS REQ. (TAB. 2902.1)

- 1:25 MEN; 49/25 = 2 REQ.
- 1:25 WOMEN; 49/25 = 2 REQ.

3 PROVIDED EA.

LAVATORIES:

- OFFICE: 1:40 MEN; 49/40 = 2 REQ.
- 1:40 WOMEN; 49/40 = 2 REQ.

2 PROVIDED EA.

OFFICE SPACE

830 Pennsylvania Street

LAWRENCE, KANSAS

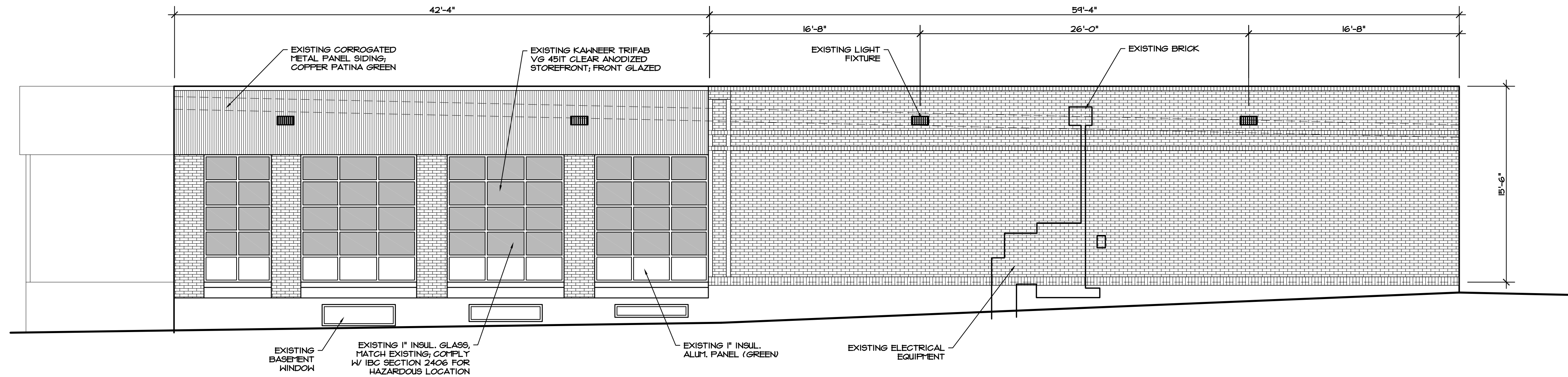
Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas 66044
785 - 749 - 5804
FAX 785 - 749 - 1515

FLOOR PLAN
ELEVATIONS

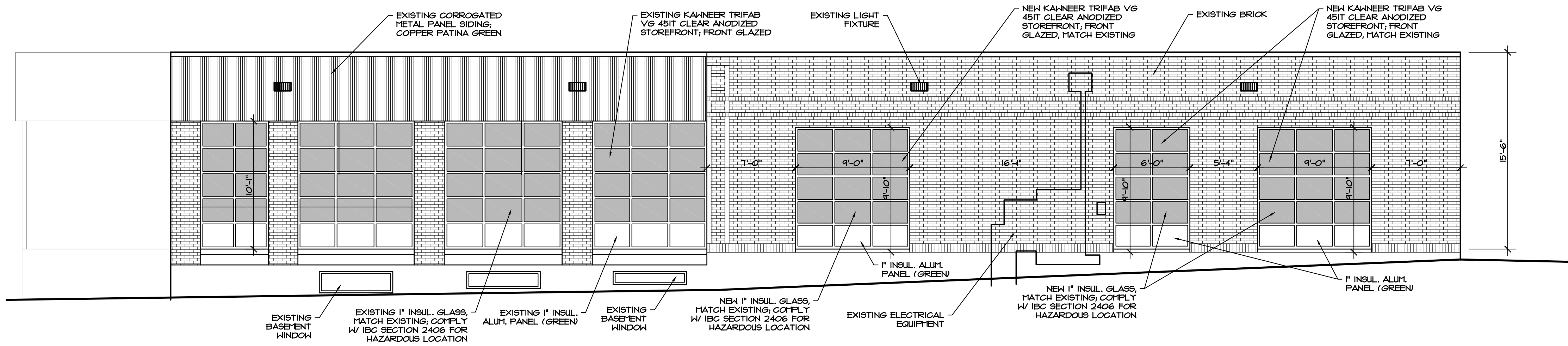
Date: 2015/11/16
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Checked by :
Revisions :

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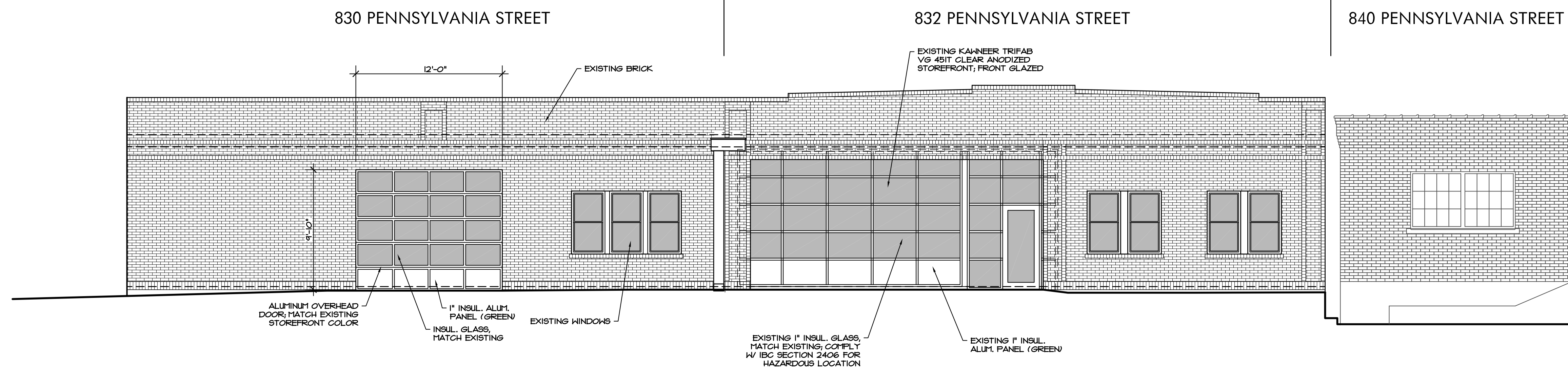
1 EXISTING NORTH ELEVATION

3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION

3/16" = 1'-0"



3 PROPOSED EAST ELEVATION

3/16" = 1'-0"

OFFICE SPACE
830 Pennsylvania Street
LAWRENCE, KANSAS

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

Date: 2015/11/16
Drawn by:
Checked by:
Revisions:

A2.0

CODE NOTES:

PROJECT: TENANT FINISH IN EXISTING BUILDING

PROJECT LOCATION: 832 PENNSYLVANIA STREET, LAWRENCE, KANSAS

OWNER: Pennsylvania Street Investors LLC
OWNER ADDRESS:
c/o Tom Lark
Flinthills Holdings
832 Pennsylvania St.
Lawrence, KS 66044

FIRE DEPARTMENT: CITY OF LAWRENCE, KANSAS, FIRE DEPARTMENT

BUILDING INSPECTION DEPT.: CITY OF LAWRENCE, KS, NEIGHBORHOOD RESOURCES DEPARTMENT, CODE ENFORCEMENT DIVISION

COUNTY: DOUGLAS COUNTY, KANSAS

CODES/REGULATIONS UTILIZED:
2012 International Existing Building Code
2011 National Electrical Code
2012 International Plumbing Code
2012 Uniform Mechanical Code
AMERICANS WITH DISABILITIES ACT

CONSTRUCTION: EXISTING MASONRY BUILDING W/ WOOD FRAMED ROOF ON CONCRETE BASEMENT/FOUNDATION WALLS

CONSTRUCTION TYPE: TYPE III-B

BUILDING USE: OFFICE & STORAGE

OCCUPANCIES:
BUSINESS: B
STORAGE: S-1
NOT-SEPARATED OCCUPANCIES PER 508.3

BUILDING AREA:
FIRST STORY: 9,743 S.F.
BASEMENT: 2,040 S.F.
TOTAL AREA: 11,783 S.F.

ALLOWABLE AREA & HEIGHT (TAB. 503):
B OCCUPANCY, III-B CONSTRUCTION TYPE: 14,000 S.F./STORY; 3 STORY, 55'
S-1 OCCUPANCY, III-B CONSTRUCTION TYPE: 17,500 S.F./STORY; 2 STORY, 55'

BUILDING AREA MODIFICATIONS:
FRONTAGE INCREASE: (F/P-0.25)/30
(298/403-0.25)/30 = .49
17,500 + (17,500x.49) = 26,075 S.F.

OCCUPANT LOAD BASEMENT:
STORAGE: 2,040 S.F. /300 = 1 O.L.

OCCUPANT LOAD 1ST STORY:
OFFICE: 9,743 S.F. /100 = 98 O.L.
2 EXITS REQ.; 3 EXIT PROVIDED

TOTAL OCCUPANT LOAD: 105

EXIT WIDTHS: SEE PLANS

EXIT TRAVEL DISTANCES:
BASEMENT: 14' MAX.
FIRST STORY: 122' MAX.

FIRE SAFETY:
AUTOMATIC FIRE SUPPRESSION SYSTEM:
NONE EXISTING, NONE REQUIRED.
PER 903.2.11.1 - BASEMENT EXCEEDS 1500 S.F. BUT HAS AN EXIT/OPENING PROVIDED IN THE EAST WALL THAT LEADS DIRECTLY TO GROUND LEVEL BY AN EXTERIOR STAIRWAY; THE EAST WALL DOES NOT EXCEED 50' IN LENGTH SO ONLY ONE OPENING REQUIRED.
PER 903.2.11.1.3 NO PORTION OF BASEMENT IS MORE THAN 15' FROM THE OPENING AND THERE ARE NO OBSTRUCTIONS INSTALLED THAT RESTRICT THE APPLICATION OF WATER FROM HOSE STREAMS.
PER TABLE 503 AND PER 506.3 FRONTAGE INCREASE, AREA PER STORY DOES NOT EXCEED ALLOWABLE AREA PER STORY.
PER 903.2.9, FIRE AREA CONTAINING S-1 OCCUPANCY IS LESS THAN 12,000 S.F. AND FIRE SPRINKLER IS NOT REQUIRED.

FIRE ALARM SYSTEM:
NONE EXISTING, NONE REQUIRED

FIRE EXTINGUISHERS:
2a-10bc (Coordinate location with F.D.)

EMERGENCY LIGHTING:
PER ELECTRICAL REQUIREMENTS

PLUMBING FACILITIES:

OFFICE = 98 (49 M, 49 W)
WATER CLOSETS REQ. (TAB. 2902.1)
1:25 MEN; 49/25 = 2 REQ.
1:25 WOMEN; 49/25 = 2 REQ.
3 PROVIDED EA.

LAVATORIES:
OFFICE: 1:40 MEN; 49/40 = 2 REQ.
1:40 WOMEN; 49/40 = 2 REQ.
2 PROVIDED EA.

OFFICE SPACE
832 Pennsylvania Street
LAWRENCE, KANSAS

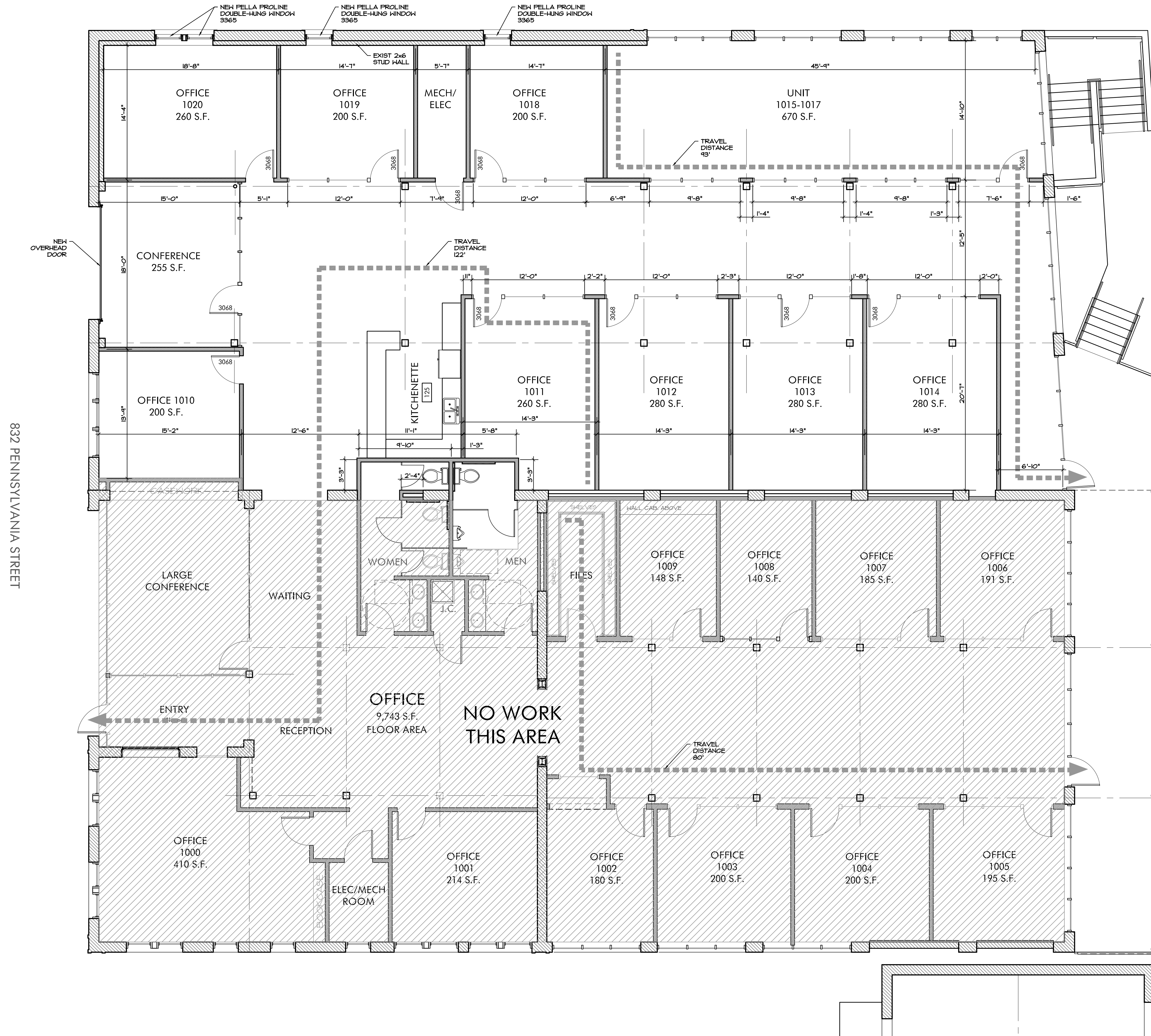
Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5884
FAX 785 - 749 - 1515

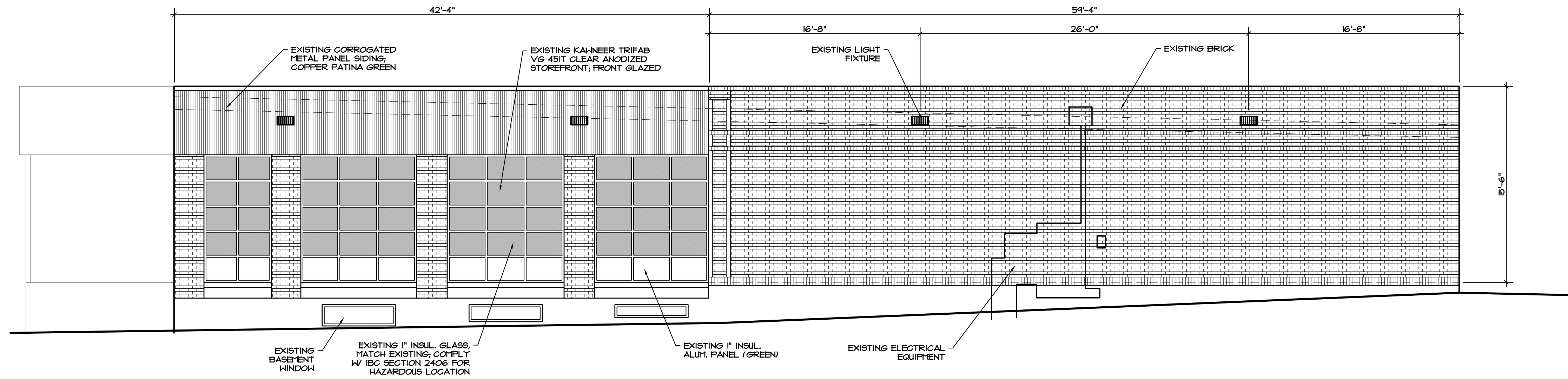
FLOOR PLAN
ELEVATIONS

Date: 2015/12/30
Drawn by :
Checked by :
Revisions : 2016/01/05

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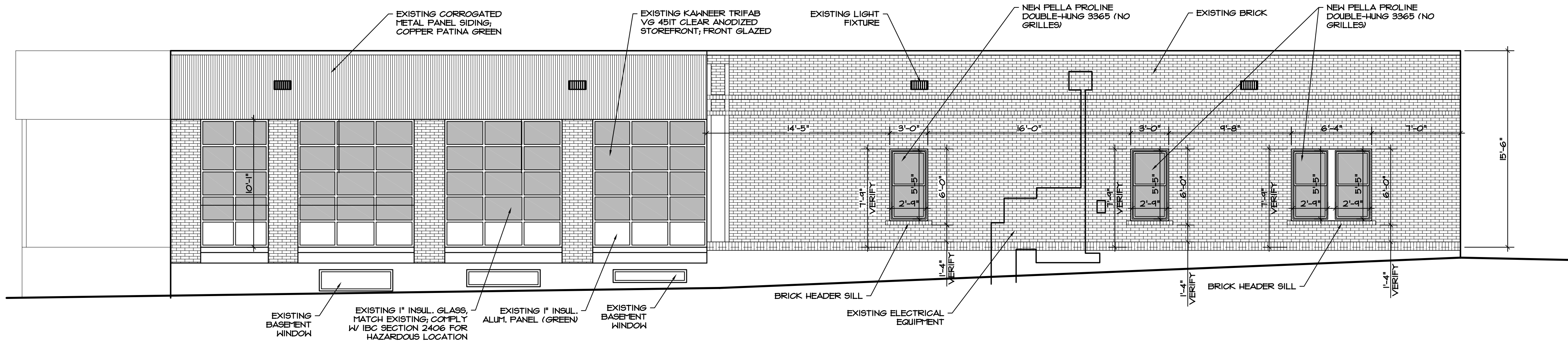


1 FIRST STORY PLAN
3/16" = 1'-0"



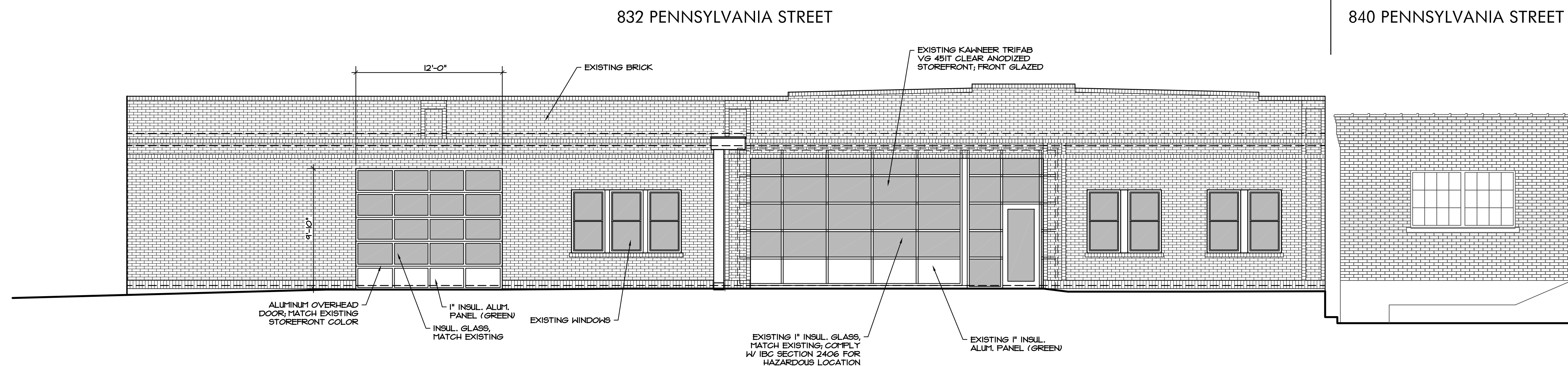
1 EXISTING NORTH ELEVATION

3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION

3/16" = 1'-0"



3 WEST ELEVATION

3/16" = 1'-0"

OFFICE SPACE
832 Pennsylvania Street
LAWRENCE, KANSAS

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

Date: 2015/12/30
Drawn by:
Checked by:
Revisions: 2016/01/08

A2.0

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: DR-15-00633
STAFF REPORT

A. SUMMARY

DR-15-00633 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a non-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 Chris Cunningham of Treanor Architects for D. Ann Murphy, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to rehabilitate the structure located at 726 Massachusetts Street. The rehabilitation will include a new four season room and deck on the east elevation of the structure, window repair or replacement, a new storefront door, and interior alterations.



The initial submission included the replacement of the wood windows and the installation of a new wood door with sidelights all with ironwork overlay. The applicant has worked with staff to alter the original proposal. The alterations to the primary façade include the windows on the upper façade and the primary entrance door at ground level. The wood windows will be assessed and will be repaired if possible or replaced in-kind if they cannot be repaired. Vinyl windows will be removed. The existing primary door will be replaced with a compatible wood door with glazing and sidelights that includes a wood bulkhead. There will be no exterior application of ironwork. If the applicant chooses to place any ironwork on the façade, it will be on the interior of the structure.

The addition to the rear (east) elevation consists of a second story deck addition over the existing

one- story, stone, historic addition. This second story deck addition will be approximately 25' wide from north to south and 23 ½' feet from west to east. The deck will be covered with a new metal roof. A metal and wood guardrail will provide the eastern barrier for the deck. The proposed change to the first level of the east elevation is the new addition of a four-season room. This addition will be approximately 25' from north to south and 14 ½' from west to east. The room will have a folding wall partition door to separate the interior room from the proposed new first floor deck that is approximately 11' X 25'.

Proposed awnings and signage are not part of this project and will be reviewed under a separate review.

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 Millers 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 Façades

- 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.

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

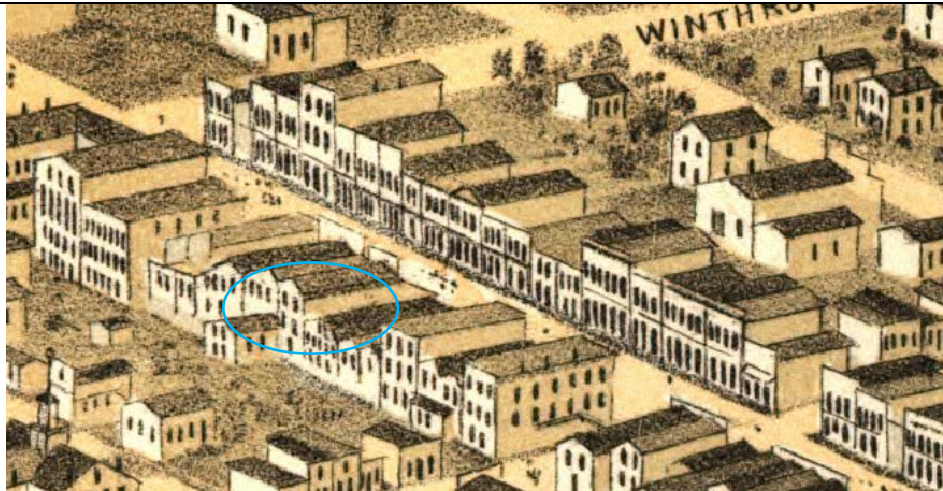
- 22.1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
 - 22.2 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
 - 22.3 Locate roof ventilators, hardware, antennas, 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.
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D. STAFF ANALYSIS

History

The 1993 Lawrence Downtown Building Survey identifies the structure located at 726 Massachusetts Street as a two-part commercial block building. It is likely that the building was built prior to 1869 as a building in this location shows on the Bird's Eye view of Lawrence in 1869. (The National Register nomination for Lawrence's Downtown identifies the construction date as c. 1868.) A similar foot print of a structure also shows on the 1873 Beer's Atlas, the 1880 Bird's Eye view of Lawrence, and the 1883 Sanborn Fire Insurance map. The 1897 Sanborn map shows that an addition was added to the east of the structure and additional structures were located on the south property line as well as adjacent to the alley. By 1905, the structures on the south property line were connected to the primary structure and there was only one structure adjacent to the alley. The alley structures changed over time in number, size, and location, but the footprint of the primary structure remained the same until sometime after the 1927-1949 Sanborn map. The alley structures do not show in the 1927-1949 map.

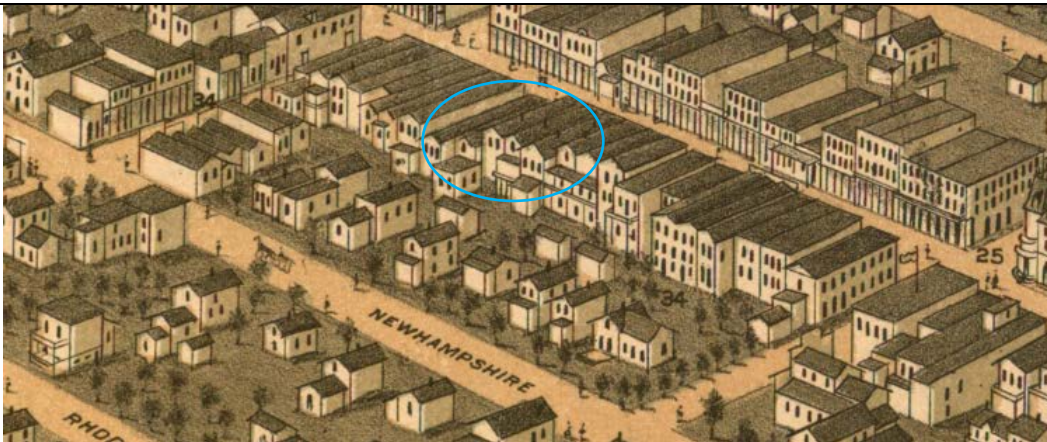
The primary façade does not seem to be reflective of an 1869 building. Because the building footprint appears to stay the same, it is likely that the entire façade was remodeled prior to the modern storefront alteration or that this structure is not the one identified on the historic maps and aerials. The National Register nomination for Lawrence's Downtown Historic District notes that many of the facades of downtown properties were remodeled during the Quiet University Town period (1900-1945) as identified in Lawrence's Multiple Property Documentation Form. While staff has not found documentation for the alteration of the structure, based on the current upper façade and the stone east elevation, this may be the original documented structure with an historic façade alteration. The date of the current storefront alteration is unknown.



1869



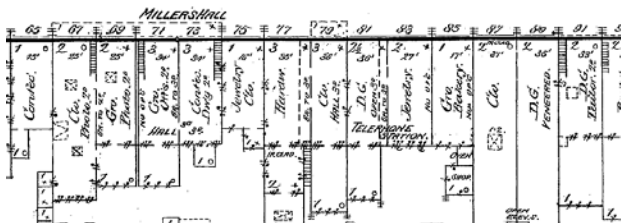
1873



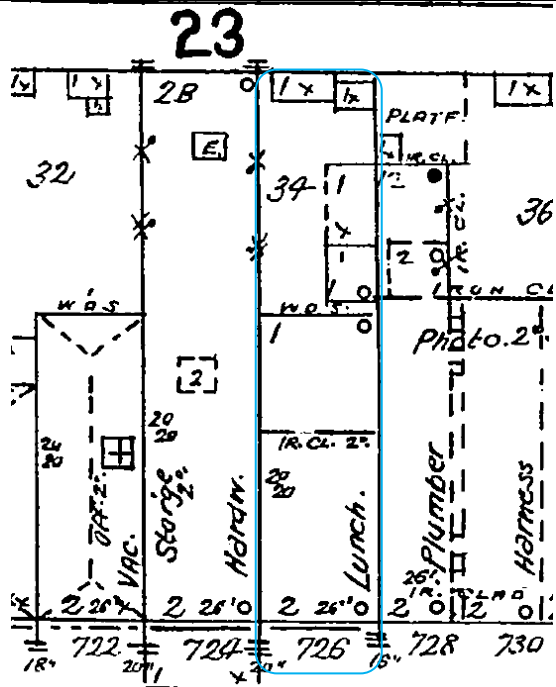
1880



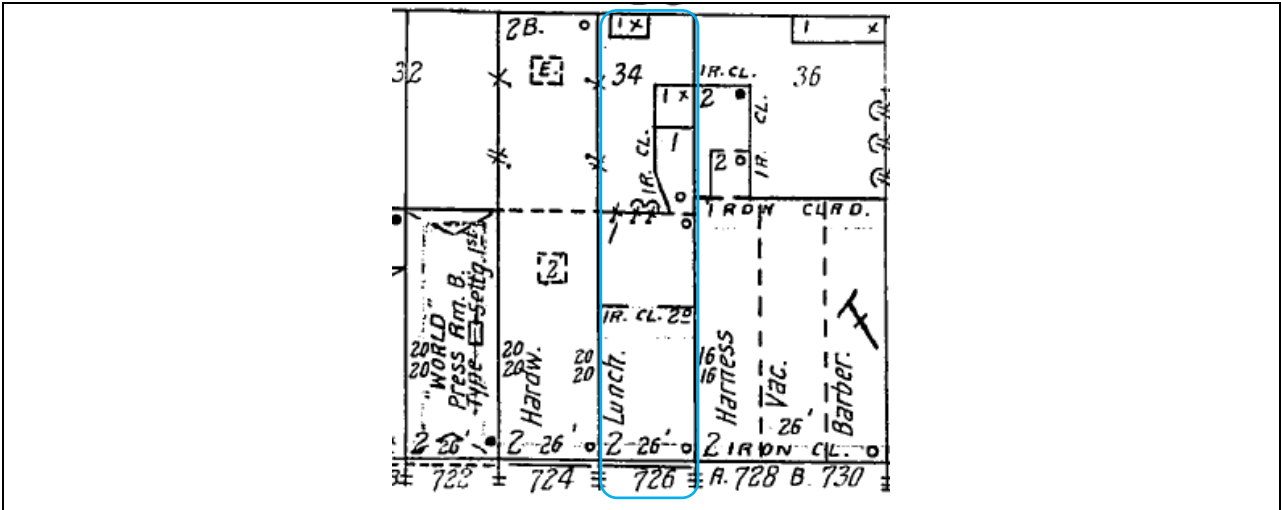
MASSACHUSETTS



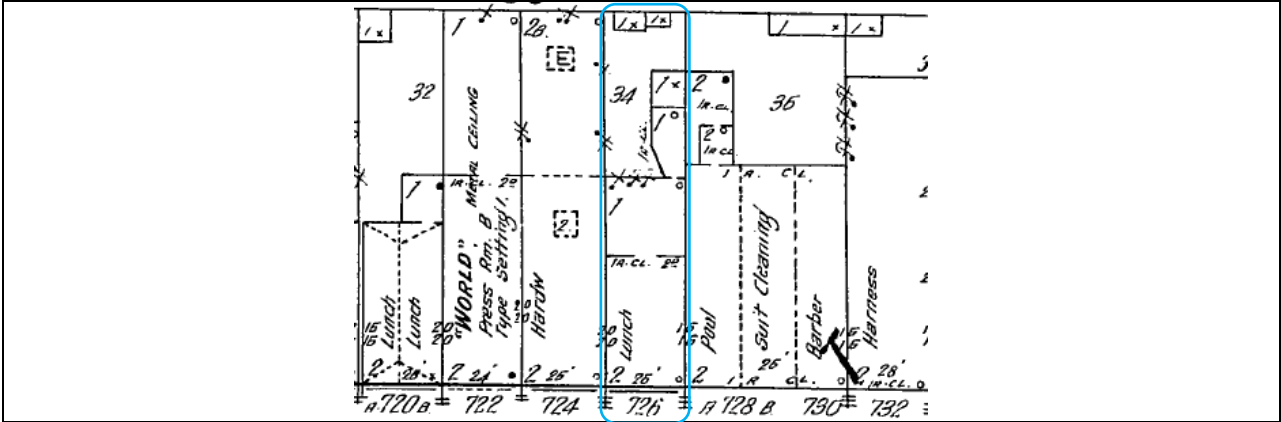
1883



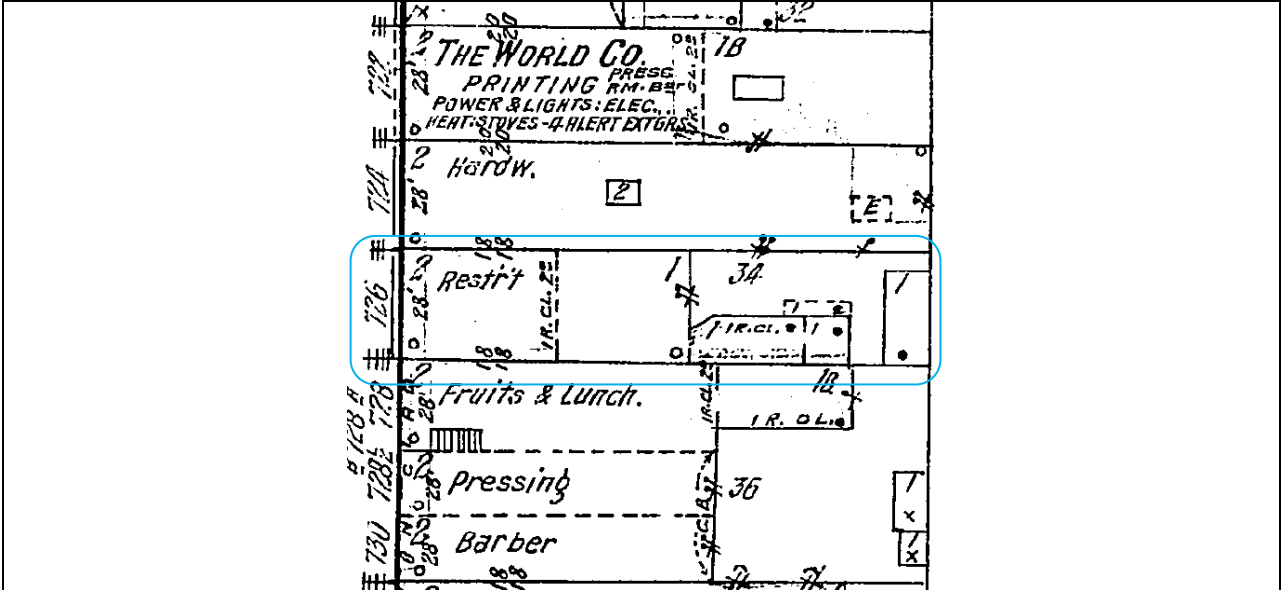
1897



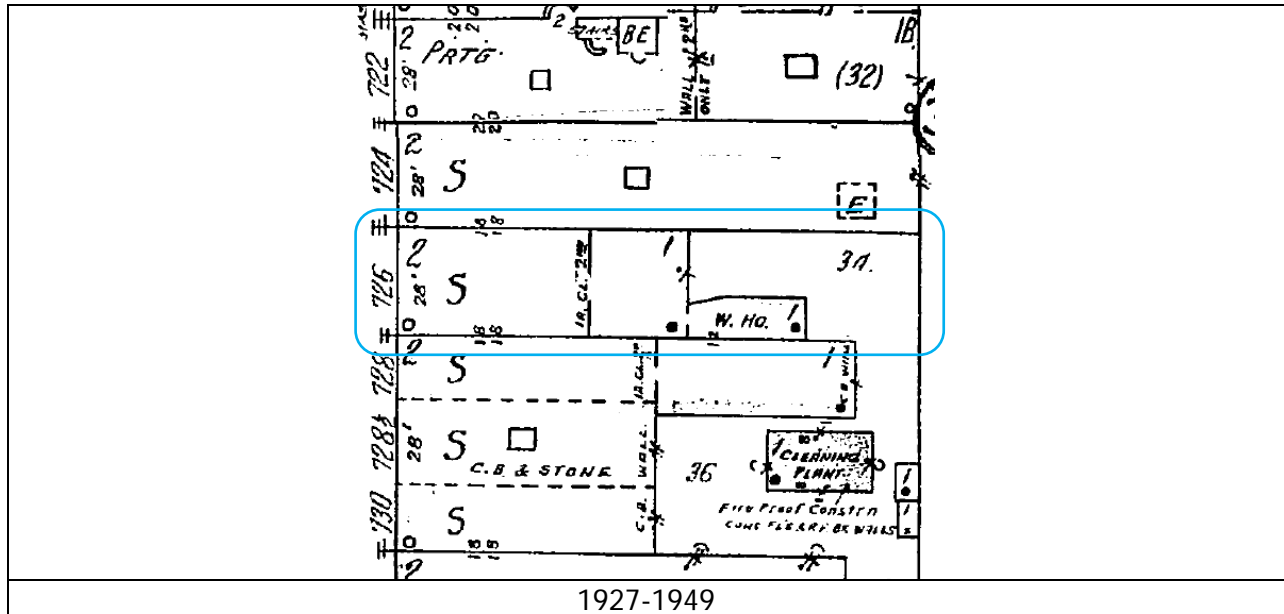
1905



1912



1918



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.

The proposed project includes minor alterations to the façade and a rear addition to the historic structure. The applicant has worked with the Historic Resources Administrator on the minor façade alterations to include the repair of the windows and a compatible new door and surround.

The size of the existing structure is relatively small compared to the other structures in the block. The lot is 117' from west to east and the footprint of the existing structure is approximately 63'. To accommodate the new use, which is similar in scope to the previous uses for the structure (including saloons and restaurants), the applicant proposes to add the addition.

When adding an addition to a historic structure, the primary concerns are to minimize the loss of historic materials, place the addition where it has a minimal impact on the primary façade, and the use of compatible materials. The upper rear elevation is currently clad with metal siding. The floor plans do not indicate that there will be any significant loss of historic material for this portion of the project. It appears that the only loss of material will be for a new door. The materials proposed for this part of the addition are compatible with the existing historic structure and the materials used in

this alley of the historic district. The addition of the four seasons room on the first level also appears to be added with a minimum loss of historic materials. While the new materials proposed for this addition are clearly modern in design, they have a higher degree of architectural detail than most of the east elevations on the alley.

For staff, the most important aspect of the proposed additions is that they are not visible from the primary façade. When reviewing additions for historic structures, this is the primary goal of a project.

The proposed addition size will continue to allow parking adjacent to the alley.

Proposed awnings and signage are not part of this project and will be reviewed under a separate review.

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. The property is identified as a non-contributing structure to Lawrence's Downtown Historic District. The National Register Nomination identifies that the non-contributing status is due to storefront alteration. If the storefront were rehabilitated to include a compatible design for the historic structure, the listing status would likely be changed to contributing.

Standards 1, 9, and 10 apply to this project.

Standard 1 is met by the continuing use of the structure for uses that have historically existed in the structure. The new addition is a minimal alteration to allow for the expansion of the space for the continuation of the use. Likewise, the interior alterations in the primary areas of the structure appear to be minimized.

Standards 9 and 10 speak to the compatibility of the proposed addition. The addition does not destroy historic materials that characterize the property and is compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The new additions are differentiated from the historic building by the use of modern materials that are compatible. If the deck and the new addition were removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

Staff is of the opinion based on the above project review that the project, including the amendments agreed to by the applicant, meets the Secretary of the Interior's Standards. Staff is also of the opinion that no listed property, including Lawrence's Downtown Historic District, will be damaged or destroyed by the project.

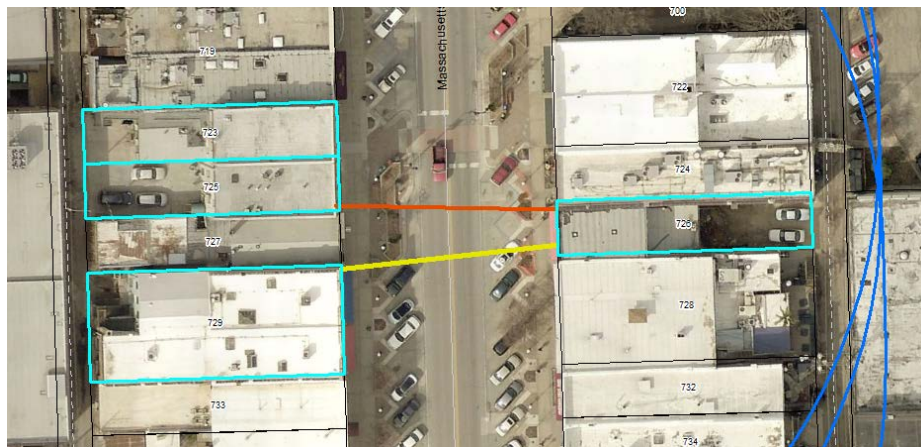
Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

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. Significantly is not defined in the definition section of Chapter 22. Interior alterations are not included in this review.

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.



The proposed east addition to the structure has no line of sight to the listed properties. The rehabilitation of the primary west façade as amended by the applicant as noted in the project review section above, will have no impact on the listed properties or their environs as the proposed alterations are consistent with the forms and materials located in the environs. The new additions have been placed on the east elevation and have no line of sight to the listed properties. The additions meet the standards and guidelines in 22-505 and 22-506. In addition to being located out of the line of sight, the additions are compatible with the building scale, height, orientation, site coverage, spatial separation from other buildings, materials, and roof forms. While the fenestration pattern for the new building addition is not historic in design and is not typical for the environs, it does help to differentiate the new addition for the existing east elevations of the existing buildings along the alley.

Staff is of the opinion that the proposed alterations to the façade and the new additions on the east elevation, as described in the revised project, will not significantly encroach on, damage, or destroy the landmark 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, as proposed, meets these development and design standards.

Any revisions or modifications to the project shall be forwarded to the Historic Resources Administrator for review.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed 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).

Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

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 landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.

Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number _____
DR- _____
Date Received _____
Type _____

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

PROPERTY INFORMATION

Address of Property 7210 MASSACHUSETTS
Legal Description (may be attached) NORTH 1/2 OF LOT 53, MASSACHUSETTS
STREET, LAWRENCE, KANSAS

OWNER INFORMATION

Name(s) D. ANN MURPHY
Contact RHONDA WELLS, ESTATE ADMINISTRATOR
Address P.O. Box 641
City LAWRENCE State KS ZIP 66044
Phone () _____ Fax () _____
E-mail RHONDAWELLS@SUNFLOWER.COM Mobile/Pager () _____

APPLICANT/AGENT INFORMATION

Contact CHRIS CUNNINGHAM
Company TREMBLE ARCHITECTS
Address 1040 VERMONT STREET
City LAWRENCE State KS ZIP 66044
Phone () 842-4858 Fax () 842-7536
E-mail CUNNINGHAM@TREMBLEARCHITECTS.COM Mobile/Pager () _____

Existing Zoning <u>CD</u>	Existing Land Use <u>COMMERCIAL</u>	Proposed Land Use <u>CAMP</u>	
Total site area <u>2,925[±]</u>	Current Appraised Value <u>\$ 217,300</u>	Existing Building Footprint <u>1,553[±]</u>	Open Space Area <u>934[±]</u>
# of Buildings <u>1</u>	Estimated Cost of Construction <u>TRD</u>	Proposed Building Footprint <u>1,916[±]</u>	Pavement Coverage <u>75[±]</u>
Are you also submitting any of the following applications?			
<input checked="" type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify) _____		

Property

Address: 726 MASS.

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

tenant is seeking to add a '4-SEASONS'
ROOM : BACK DECK to EXISTING PROPERTY.
INTERIOR WILL BE REMODELED AS WELL
to ACCOMMODATE NEW USER.

Reason for Request:
(Attach additional sheets if necessary)

REQUIRED to BE SUBMITTED.

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

Contact NAME AS APPLICANT/AGENT INFORMATION

Company _____

Address _____

City _____ State _____ ZIP _____

Phone (____) _____ Fax (____) _____

E-mail _____ Mobile/Pager (____) _____

REQUIRED ATTACHMENTS:

- ☒ Photographs of existing structure and site
- ☒ Scaled or dimensioned site plan
- ☒ Scaled elevation drawings
- ☒ Scaled or dimensioned floor plans
- ☒ 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 12.10.15

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form

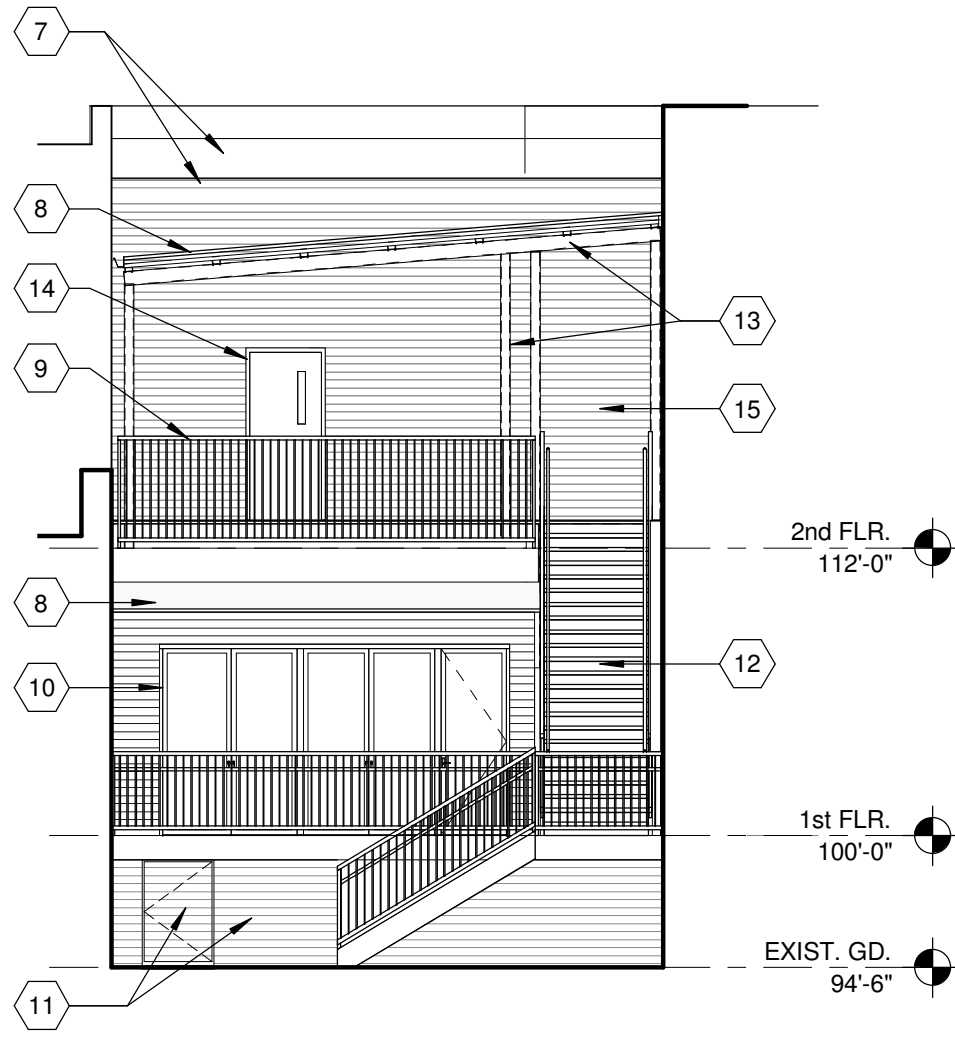


ALLEY ELEVATION

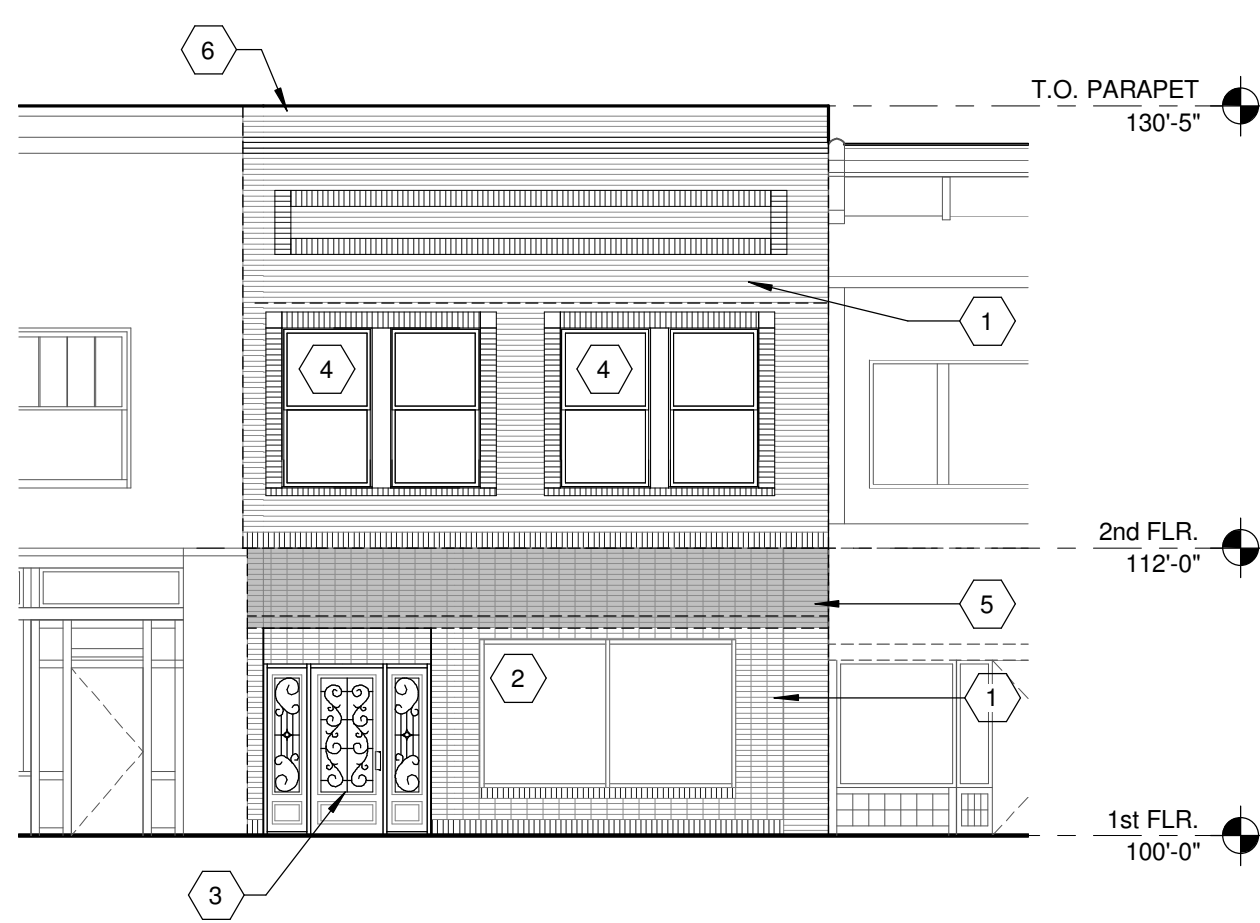


MASSACHUSETTS ST. ELEV.

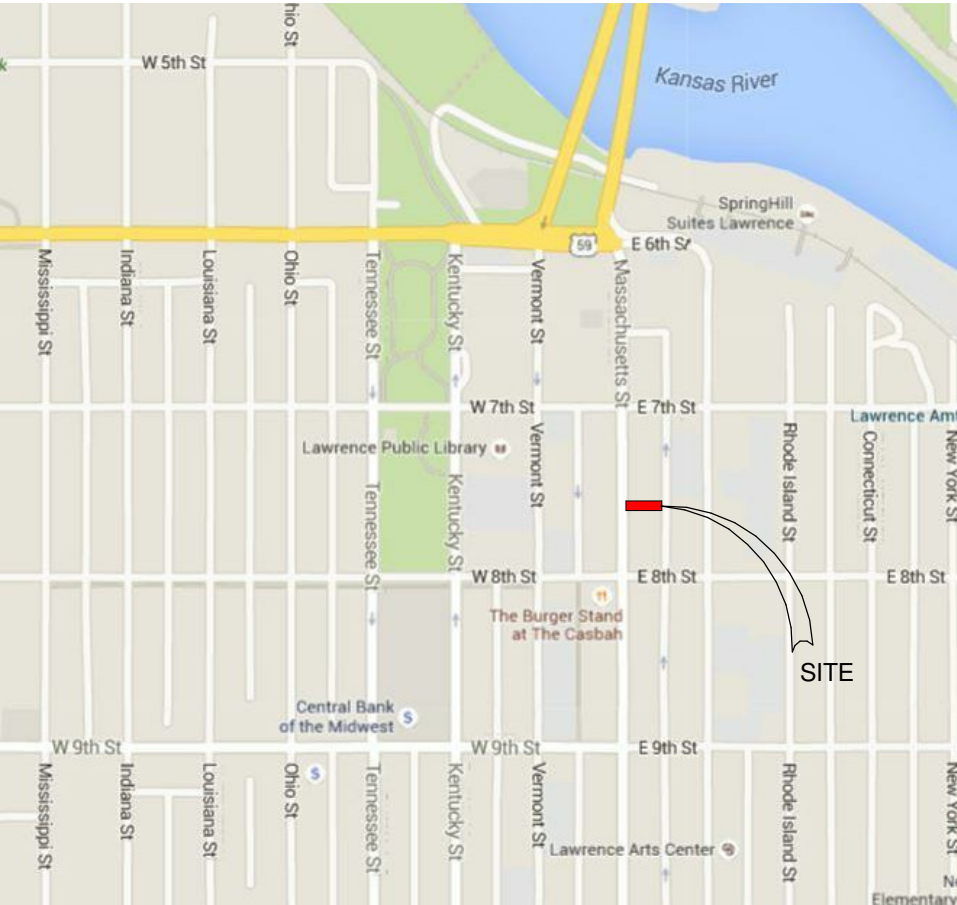
EXISTING ELEVATIONS



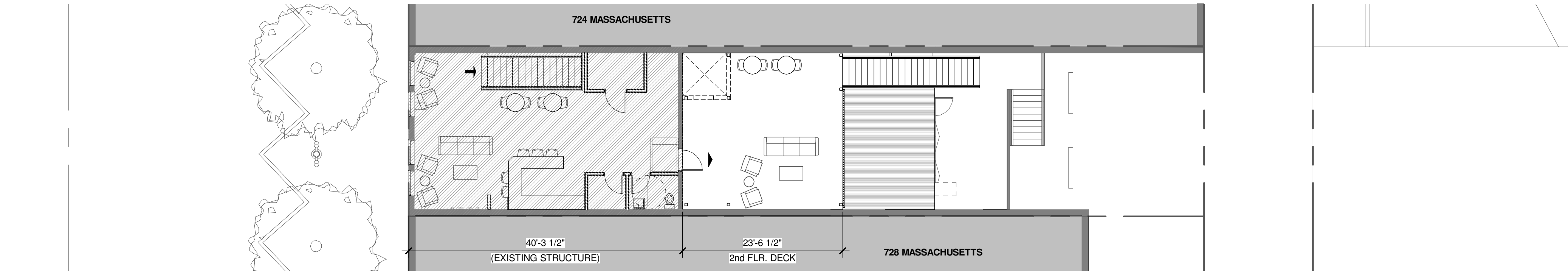
EAST ELEVATION C2



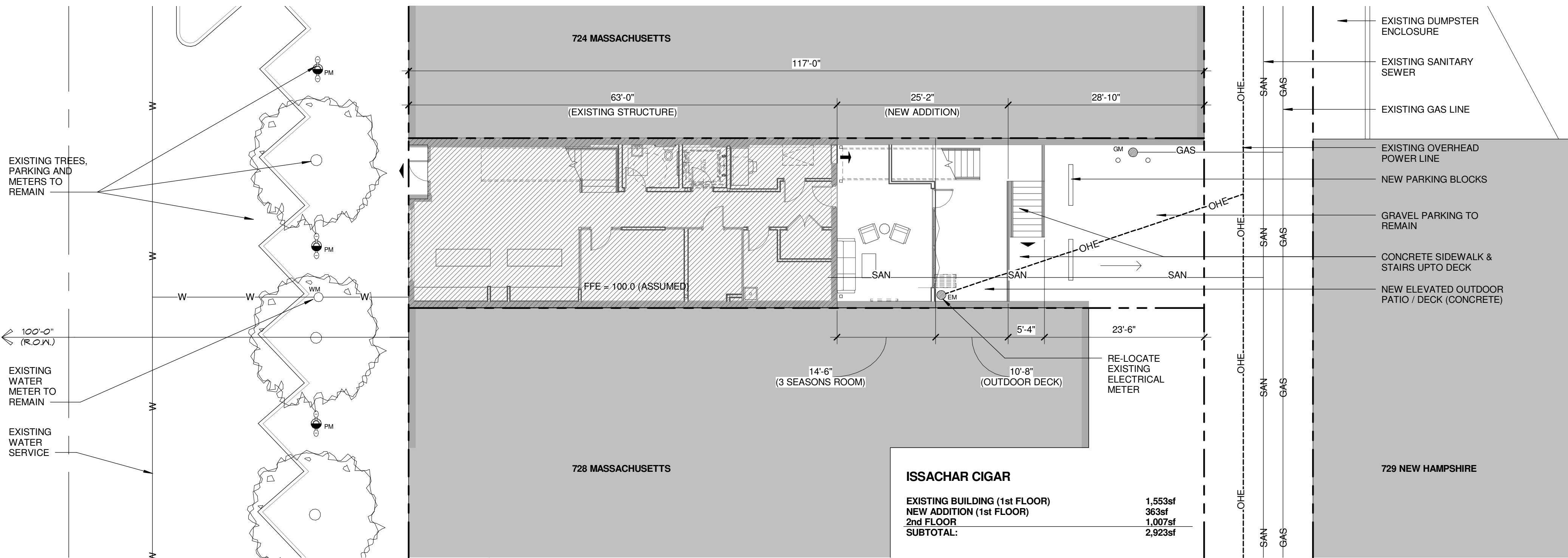
WEST ELEVATION C1



LOCATION MAP



2nd FLOOR PLAN B1



SITE PLAN A1

- ELEVATION NOTES**
- EXISTING MASONRY TO REMAIN
 - EXISTING STOREFRONT TO REMAIN. RE-CAULK WINDOW JAMBS, SILL AND HEADER.
 - NEW ENTRANCE SYSTEM, WOOD DOOR w/ GLASS & IRONWORK OVERLAY
 - REPLACE DBL. HUNG WINDOW UNITS @ 2nd FLOOR
 - NEW AWNING
 - MTL. COPING CAP TO REMAIN
 - EXISTING ROOF AND GUTTER TO REMAIN, MODIFY DOWNSPOUT TO DRAIN TO NEW MTL. ROOF
 - NEW METAL ROOFING SYSTEM
 - METAL & WOOD GUARDRAIL SYSTEM
 - FOLDING WALL PARTITION
 - INFILL SCREENING (WOOD SLATS) UNDER RAISED PATIO AREA w/ ACCESS DOOR
 - PRE-CAST CONCRETE TREADS w/ PAINTED STEEL OR WOOD RISERS
 - NEW STEEL STRUCTURE PAINTED
 - NEW HOLLOW METAL DOOR w/ VISION GLASS
 - RAINSCREEN SYSTEM w/ CEDAR WOOD SLATS

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
NORTH 1/2 OF LOT 53 MASSACHUSETTS STREET,
LAWRENCE, DOUGLAS COUNTY, KANSAS

- GENERAL NOTES:**
- OWNER: D. ANN MURPHY
MANAGER: RHONDA WELLS
ARCHITECT: TREANOR ARCHITECTS
CHRIS CUNNINGHAM
 - PRIMARY TENANT: ISSACHAR CIGAR
ATTN: MICHAEL McNELLIS
 - EXISTING ZONING: CD
 - EXISTING LAND USE: COMMERCIAL
 - PROPOSED LAND USE: COMMERCIAL
 - PUBLIC ENTRIES TO COMPLY w/ ADA STANDARDS.
 - SITE UTILITIES, LOCATIONS AND GRADES WERE TAKEN FROM THE LAWRENCE-DOUGLAS COUNTY PLANNING OFFICE ON-LINE INTERACTIVE MAP AND AERIAL PHOTO 10/07 AND ON-SITE. OBSERVATIONS ARE PRESUMED TO BE ACCURATE.
 - EXISTING UTILITIES TO BE FIELD VERIFIED FOR EXACT LOCATION.
 - PROPERTY LINES AND EASEMENTS TAKEN FROM CITY OF LAWRENCE GIS MAP.
 - BUILDING TRASH WILL USE EXISTING TRASH DUMPSTER ADJACENT TO PROPERTY (NORTH).
 - SCREENS WILL BE USED TO SCREEN ALL ROOFTOP MECHANICAL EQUIPMENT.
 - APPROPRIATE PREVENTION TECHNIQUES SHALL BE USED TO KEEP SILT AND SEDIMENT FROM ENTERING NATURAL CHANNEL, WATER BODIES AND THE MUNICIPAL STORM SEWER SYSTEM.

- SITE SUMMARY:**
- GROSS SITE AREA: 2,925sf
- BASEMENT: 0sf
- EXISTING BUILDING (1st FLOOR) 1,553sf
- NEW ADDITION (1st FLOOR) 363sf
- 2nd FLOOR 1,007sf
- SUBTOTAL: 2,923sf
- NUMBER OF STORIES: 2
- TOTAL PARKING REQUIRED: NO REQUIREMENT
- TOTAL PARKING PROVIDED: 2
- 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	1,553sf	Total Buildings	1,916sf
Total Pavement	22sf	Total Pavement	75sf
Total Impervious	1,575sf	Total Impervious	1,991sf
Total Pervious	1,350sf	Total Pervious	934sf
Total Property Area	2,925sf	Total Property Area	2,925sf

DD

DATE: 12/14/15

Client Name
Street
City, St. ZIP
###-###-####

ISSACHAR CIGAR

726 Massachusetts
Lawrence, KS 66044

TREANOR
ARCHITECTS

1040 Vermont
Lawrence, Kansas 66044
Office: 785.842.4659
Cell: 785.842.4660
www.treanorarchitects.com

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DRAWN BY: WD

CHECKED BY: CC

REVISIONS

NO.	DESCRIPTION	DATE

SP101

SITE PLAN & ELEVATIONS

TREANOR NO. DV15.014.00B