



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

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

ITEM NO. 1: COMMUNICATIONS

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

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary November 16, 2017
- B. Administrative Approvals
 - 1. DR-17-00500 205 E 12th Street; Rehabilitation; State Law Review and Certificate of Appropriateness
 - 2. DR-17-00504 715 Tennessee Street; Residential Remodel; State Law Review
 - 3. DR-17-00564 816 Massachusetts Street; Sidewalk Dining; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 - 4. DR-17-00568 800 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review
 - 5. DR-17-00592 9 E 8th Street; Commercial Remodel; State Law Review
 - 6. DR-17-00594 340 N. Michigan Street; I&I Permit; State Law Review
 - 7. DR-17-00595 800 Block Massachusetts Street; Mural; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 - 8. DR-17-00599 743 Indiana Street; Plumbing Permit; State Law Review
 - 9. DR-17-00625 1700 New Hampshire Street; Residential Remodel; Certificate of Appropriateness
 - 10. DR-17-00626 704 Indiana Street; Residential Remodel; State Law Review and Certificate of Appropriateness

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

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: Kansas Open Meetings Act

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

ITEM NO. 6: Certified Local Government Grants

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since November 16, 2017.
- B. Review of any demolition permits received since November 16, 2017.
- C. Miscellaneous matters from City staff and Commission members.



6425 SW 6th Avenue
Topeka KS 66615

phone: 785-272-8681
fax: 785-272-8682
kshs.shpo@ks.gov

Sam Brownback, Governor
Jennie Chinn, Executive Director

November 20, 2017

Mayor Leslie Soden
City of Lawrence
PO Box 708
Lawrence, KS 66044

Re: Lawrence Santa Fe Depot (413 E 7th St, Lawrence, Douglas County)

Dear Mayor Soden:

We are pleased to inform you that at their November 18, 2017 meeting, the Kansas Historic Sites Board of Review approved the nomination of the *Lawrence Santa Fe Depot* to the National Register of Historic Places. Properties approved for nomination to the National Register by the Board are automatically listed in the Register of Historic Kansas Places, the state register. We will now forward the nomination to the office of the Keeper of the National Register in Washington, D.C. where it will be evaluated by their professional staff. If they concur with the findings of the Kansas Historic Sites Board of Review, the property will be included in the National Register of Historic Places with 45 days of receipt. We will notify you of their decision at the earliest opportunity. A draft of the nomination is on our website at: www.kshs.org/14633. No further action is required of you.

Listing in the registers qualifies the property for certain state-funded financial incentives. The Kansas Rehabilitation Tax Credit is available for the rehabilitation of listed buildings. Further, register listing also qualifies properties for the Heritage Trust Fund grant program. More information about these programs is available on our website at www.kshs.org/15605 or at ext. 240.

Listing of this property provides recognition of the community's historic importance and assures protective review of federal projects that might adversely affect the character of the historic property. This property is now subject to review under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information about state and federal preservation law, please visit our website at www.kshs.org/14658. Contact your local permitting authority to learn of any applicable local preservation ordinances.

Thank you for your interest in our state's historic resources. If you have any questions concerning this nomination, please contact Amanda Loughlin, National Register Coordinator, at ext. 216 or amanda.loughlin@ks.gov. We invite you to join us on Facebook at www.facebook.com/KSHPO and follow us on Twitter at twitter.com/kansashistory or using the handle @kansashistory.

Sincerely,

Jennie Chinn
State Historic Preservation Officer

Patrick Zollner
Deputy State Historic Preservation Officer

cc: Douglas County Commission
Lawrence City Commission
Watkins Museum of History
Lynne Braddock Zollner, Historic
Resources Commission
Jones & Lang LaSalle Brokerage, Inc.
Mark Ude, BNSF Railway Company

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00500 205 E. 12th Street; Garage Rehabilitation; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Repair and Rehabilitate existing garage.

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)

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.

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00504 715 Tennessee Street; Residential Remodel; State Law Review

B. PROJECT DESCRIPTION

Residential Remodel Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00568 800 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00592 9 E. 8th Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Commercial Remodel Permit – Hi Tea

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00594 340 N. Michigan Street; I & I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00595 North wall of vacant parcel legally described as the N 22.5 Feet of Lot 60 Massachusetts Street, Original Townsite, Lawrence, Douglas County, Kansas; New Mural; State Law Review and Downtown Design Guidelines Review.

B. PROJECT DESCRIPTION

Installation of a new mural on the north wall of the vacant lot that is currently used as a pocket park and passage between Massachusetts Street and the alley that separates the 800 block of Massachusetts Street and New Hampshire Street. The existing surface of the wall is painted.



Mural Location

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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.

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00599 743 Indiana Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Plumbing Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00625 1700 New Hampshire Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Remodel Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00626 704 Indiana Street; Residential Remodel; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Remodel Permit

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)

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.

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00636 733 New Hampshire Street; Electric Vehicle Charging Station; State Law Review and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Electric Vehicle Charging Station

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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.

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00645 1042 Ohio Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00648 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00649 838 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00657 918 Massachusetts Street; Sign permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00662 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00680 520 Louisiana Street; I & I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

ITEM NO. 5: DR-17-00344

A. PROJECT SUMMARY

DR-17-00344 700 New Hampshire Street; Demolition and New Construction; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street) and the A. J. Griffin House (645 Connecticut Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of Treanor Investments, LLC property owners of record.

B. PROCESS SUMMARY

The Historic Resources Commission will review this project using the standards and guidelines found in Chapter 22 of the City Code for a Certificate of Appropriateness because the property is located in the environs and cannot be reviewed administratively due to the scope of the project.

The project is also reviewed by the Historic Resources Commission for compliance with the Downtown Design Guidelines. [Based on the information provided by the applicant and in accordance with the Land Development Code (Chapter 20-308(f)(3)), staff has previously reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, did not meet these development and design standards. The applicant appealed (July 21, 2017) the determination to the HRC per the Land Development Code.]

The Historic Resources Commission reviewed this project at their meeting on August 17, 2017 and determined that additional information was needed to review the proposed project. The commission encouraged the applicant to work with staff on design options discussed at the public hearing. Since that meeting, the applicant has worked with staff to make significant changes to the project to make it meet additional standards and guidelines, mitigate some of the negative impacts of the project, and to make changes to the project that increase the overall compatibility of the project and its ability to meet the intent of the Downtown Design Guidelines.

The following project description and review is for the revised project as submitted for the January 18, 2018 Historic Resources Commission meeting.

PLEASE NOTE: Certificate of Appropriateness Review and Downtown Design Guidelines Review **do not consider use** as part of the review process. These reviews only consider the exterior architecture and site development of the property. No use or future use is given weight in the staff review or recommendation by staff **nor will it be considered** by the Historic Resources Commission. However, the future of the building as an architectural form and its continued existence and impact on historic resources in this area is a consideration of this review.

C. PROJECT DESCRIPTION

The applicant proposes to demolish the existing structure located at 700 New Hampshire Street and build a new mixed-use structure. The new structure will have two levels of underground parking, ground level commercial, three levels of residential for approximately 153 feet from New

Hampshire Street east toward Rhode Island Street, and will step down to one level of residential above the commercial ground floor for approximately 68 feet from the three story residential portion of the structure toward Rhode Island Street.



The new structure will be 224' east to west and 210' north to south and according to the applicant will be 44,524 square feet on a site that is 73,475 square feet, approximately 60% of the site. The primary pedestrian entrance, as well as the focal point and highest point of the building (55'), will be on the southwest corner of the structure facing the parking lot to the south and New Hampshire Street. A drive through window will be located on the south elevation.

The proposed New Hampshire Street elevation is divided into six building sections at the street level. The divisions range from 43' to 12' across (north to south). The northern most section is the second tallest point on the New Hampshire Street elevation (53'). The building materials at this level differentiate these divisions. With the exception of two sections, the same building materials do not continue vertically for each section but change above the ground level. Materials used for the structure include brick, stone, glass, metal and stucco-type panel. Fenestration patterns and window types vary with each section and the ground level has several divided storefront and non-traditional window systems.

The 7th Street (north) elevation has many of the same elements as the New Hampshire Street elevation and is also divided into six sections. The sections are again differentiated with materials,

but two sections have the materials carried through to the upper stories. This elevation steps down on the east end of the structure from the four level structure to a two level structure. This elevation is also differentiated by the ground level entrance of the two-story section into the parking garage and the loading area for the commercial space. There is one storefront system and one separate pedestrian access system on this elevation; both are metal.

The south elevation of the structure faces the mid-block parking lot that is associated with the current structure and the project. This elevation is very similar to the north elevation on the upper stories and the two-story portion of the structure, but the overall elevation is dominated by the corner entry and the change in window height for the "drive-thru" element of the ground level. An additional pedestrian entrance other than the corner primary entrance is located on this elevation. It is a small single leaf entrance that is not included in a storefront system. There is one storefront system on this elevation. On the two-story brick portion of the elevation are two screened openings for mechanical equipment enclosure.

The east elevation of the structure is proposed to be differentiated from the other elevations of the structure by a change in materials to include cementitious lap and panel siding and a change to include smaller divisions of vertical sections. The first two levels of the structure are two stories in height (31') and the third and fourth stories around a courtyard four stories in height (50' to the top of the parapet). There is one pedestrian entrance on this level that is a single leaf metal door for utilitarian use for the commercial space. The fenestration pattern and window sizes correlate to the divisions in the elevation.

The site development is divided into the building area and the parking lot to the south of the building. The building will have a 1' setback on the north, a 20' setback on the east, and a 6.95' setback on the west. The parking area will not expand from the current footprint. The parking area will have 44 spaces. Additional parking will be located in an underground parking garage accessed from 7th Street. The parking garage, although it does not affect the reviewable above ground design of the structure, will provide 267 spaces according to the applicant. The existing vehicular drive currently provided to the parking lot to the south will be gated.

Sidewalk dining is also proposed with the project. A large portion of the proposed outdoor dining area located on the New Hampshire Street side of the building is located on the subject property and not in the public right of way.

D. STANDARDS FOR REVIEW

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. This certificate shall be evaluated on the following criterion:

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.*

Chapter 22 also provided specific design criteria to use to promote the standards set forth in Section 22-505. One of the purposes of this design criteria is to encourage new construction as long as such complements the existing buildings and streetscapes.

((C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

- (a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be 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.
- (b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.
- (c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

(3) Demolition, Relocation, and Land Surface Change.

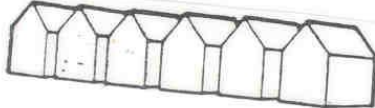
- (c) Major and substantial change of land surface within the boundaries of a landmark or historic district should not be permitted. Exceptions will be allowed only if there is substantial evidence that the change would not be detrimental to the historical and architectural character of surrounding structures or landscaping.

(5) Accessory Structures and Landscaping.

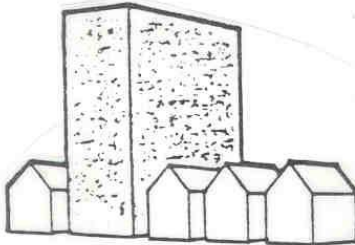
- (a) Existing characteristic features such as trees, walls, stairs, paving materials, fencing, walkways and other similar structures or site features that reflect the landmark or historic district's history and development shall be retained.
- (b) Landscaping should be appropriate to the scale and the unique features of the landmark or historic district.

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

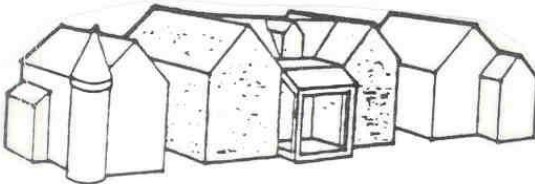


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

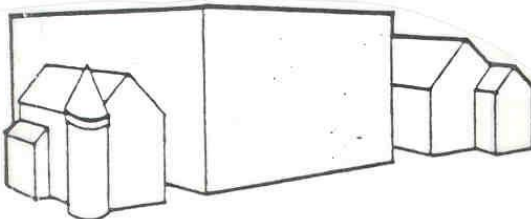


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

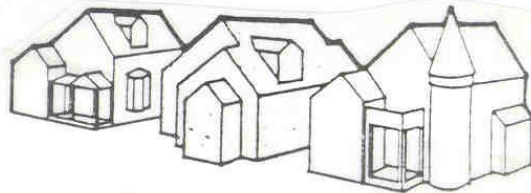


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

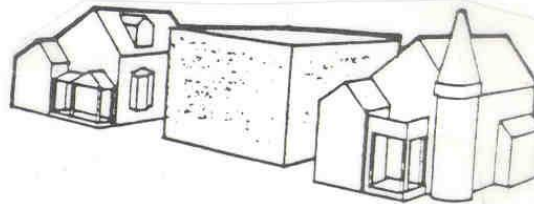


MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.



Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.



DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.



Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.



SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

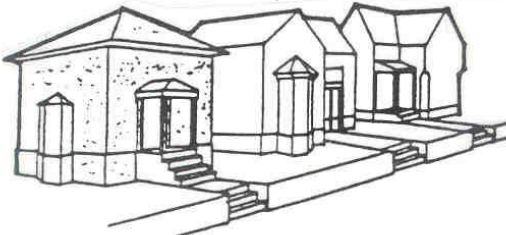


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if proper setback is maintained.



PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

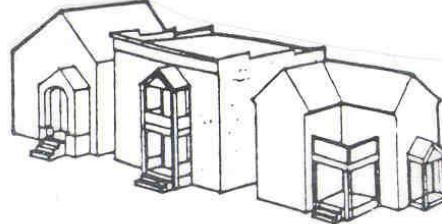


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

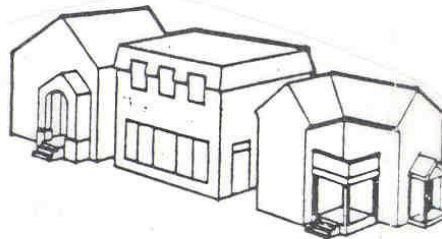


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few steps above the grade of the property and were a prominent visual feature of the street elevation of the building.

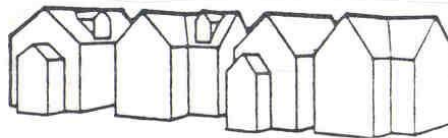


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

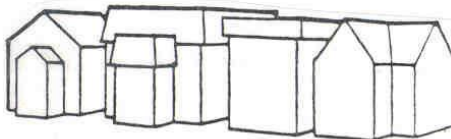


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

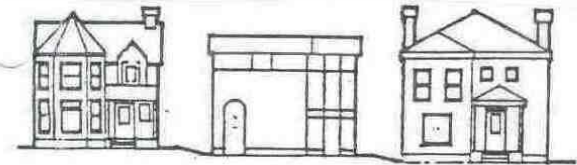


RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

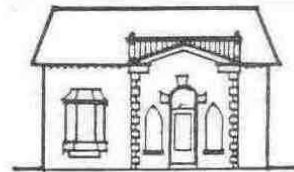


IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.

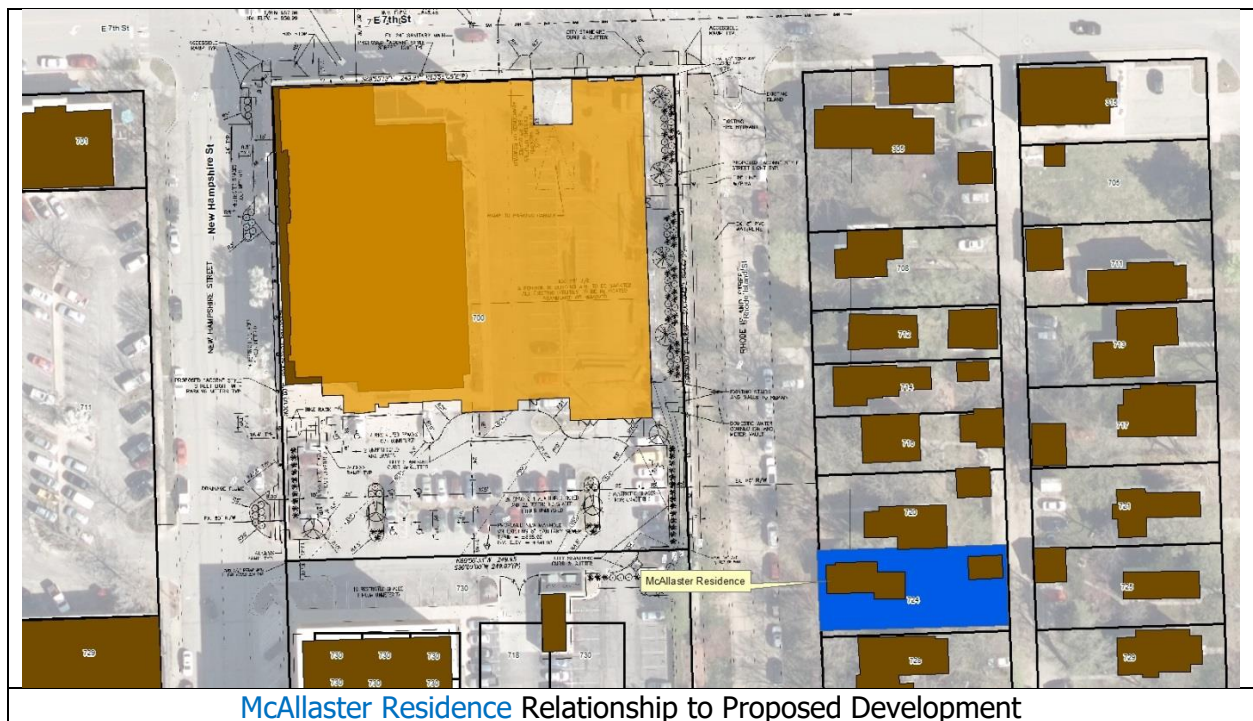


Environs

The property is located in the environs of the Octavius W. McAllaster Residence located at 724 Rhode Island Street. When the McAllaster Residence, constructed in 1861 and partially destroyed in Quantrill's Raid and rebuilt in 1864, was listed in the Lawrence Register in 1997 (Ordinance 6894), no environs definition was created. There will be a clear line of site from the McAllaster Residence to the proposed project as the proposed project will be directly across Rhode Island Street from the McAllaster Residence.



McAllaster Residence



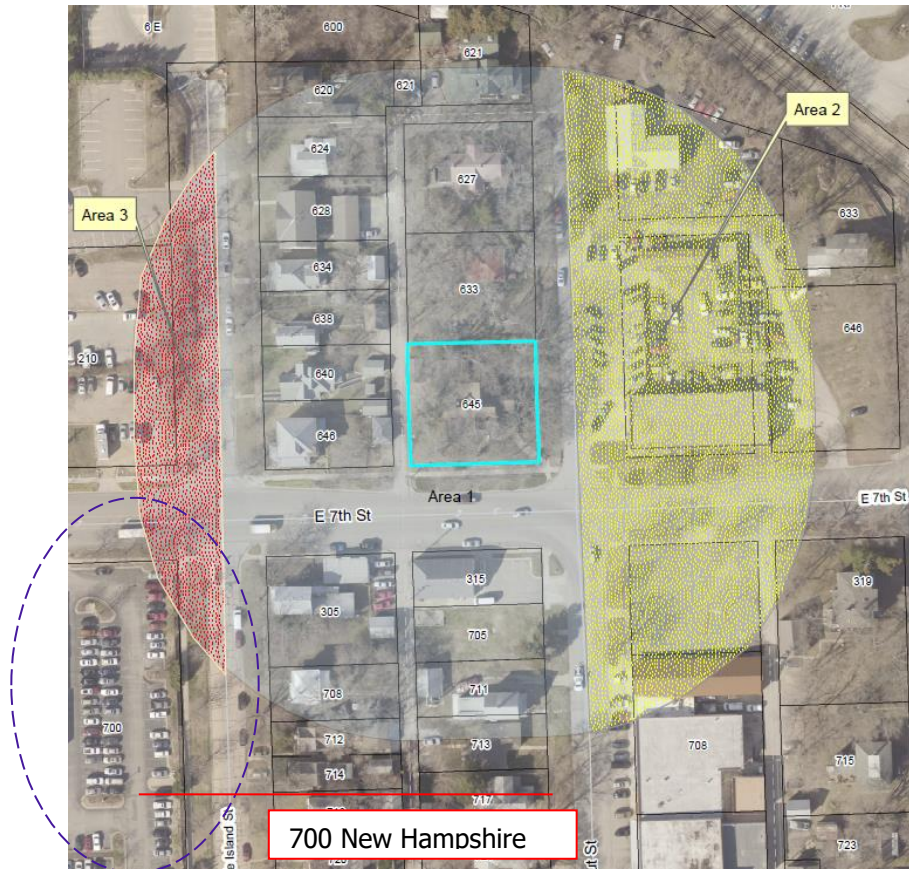
The proposed project is also located in the environs of the A. J. Griffin House located at 645 Connecticut Street. The environs for the Griffin House are divided into three areas. The proposed project is located in Area 3 and the project should be reviewed using the following standards and guidelines:

Area 3: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for commercial areas of the neighborhood and the downtown area.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. 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, sense of entry and transition to the residential area. 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.

All projects will be approved administratively by the Historic Resources Administrator except demolition, new construction and significant additions (alterations that are greater than 20% of the existing footprint). The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

It should be noted that this environs definition was adopted prior to the revision in the State Preservation Law that removed the requirement for the use of the Standards and Guidelines for Evaluating the Effect on Project on Environs for this area.





A. J. Griffin House



Relationship to A. J. Griffin House

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

4. General Urban Design Principles

- 4.1 Promote pedestrian-oriented urban forms.
- 4.2 Maximize connectivity and access.
- 4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
- 4.4 Encourage creativity, architectural diversity, and exceptional design.
- 4.5 Encourage the integration of public art into public and private development.
- 4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
- 4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
- 4.8 Promote safety and appeal through appropriate boundaries and transitions.

5. Street and Landscape Elements

- 5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.
- 5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.
- 5.3 Accent paving shall be used at intersections and mid-block crossings.
- 5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.
- 5.5 Existing landscaping features such as raised planters and street trees shall be maintained.
- 5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.
- 5.7 Landscape strips shall be centered around required street trees.
- 5.8 An irrigation system shall be provided for all plant materials in the landscape bed.
- 5.9 An agreement to participate in a benefit district for streetscape improvements may be executed in lieu of immediate improvements.

6. Block Elements

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

7. New Construction

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits.
- 7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.
- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby

- buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.
- 7.4 Buildings on the interior of a continuous block face must be no more than one story taller than adjacent structures. Buildings on corners must be larger in scale than adjacent structures.
 - 7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.
 - 7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary facade.
 - 7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations. No building shall be higher than five stories.
 - 7.8 In cases of infill construction, the width of a building's facade should fill the entire available space.
 - 7.9 Facade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet.
 - 7.10 If a site is large, the mass of a new building's facade should be broken into a number of smaller bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level facade elements.
 - 7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.
 - 7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.
 - 7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.
 - 7.14 The composition of an infill facade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.
 - 7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street. Buildings must be placed with the express goal of continuing the overall building line of a streetscape.
 - 7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

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.
- 10.6 While permanent materials should be considered for party-wall construction, other materials which meet associated building and fire code requirements will be considered.
- 10.7 Masonry walls, except in rare instances, shall not be clad with stucco, artificial stone, parging, or EIFS (Exterior Insulation and Finish Systems). This includes publicly visible party-walls constructed of brick or rubble limestone.
- 10.8 Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.

11. Commercial Storefronts and Street Level Facades

- 11.1 Historic storefronts and storefront features such as entryways, display windows, doors, transoms, bulkheads, sign friezes or cornices, pilasters, etc. shall be retained to every extent possible.
- 11.2 Removal of historic materials and/or architectural features shall be avoided.
- 11.3 Removal of non-historic storefront elements and facade treatments, including metal cladding, stuccos, or other non-historic features that have been introduced at later times, is encouraged during renovation.
- 11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.
- 11.6 Storefronts shall be designed to reflect the traditional pattern of containment. The storefront shall be bounded by the enframing storefront cornice and piers on the side and the sidewalk on the bottom.
- 11.7 Remodeled storefronts shall be designed to fit within the original opening.
- 11.8 Storefronts may be recessed or extended slightly (typically, 3 to 9 inches) to emphasize the feeling of containment and provide architectural variety.
- 11.9 Storefronts should provide for a recessed entry.
- 11.10 Storefronts shall be pedestrian oriented and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this glass to other building material ratio.
- 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.
- 11.12 Storefront materials typically consist of wood, metal, steel, or brick. Renovations and/or new construction should reflect these materials. Use of unpainted rough cedar is an example of an inappropriate storefront material.

12. Upper Story Facades

- 12.1 Retain and preserve historic facades and facade details such as corbelled brick, string or belt courses, cornices, windows, terra cotta, and stonework.
- 12.2 If replacement of a deteriorated facade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- 12.3 Removal of non-historic storefront elements and facade treatments, including metal cladding, stuccos, or other non-historic features that have been introduced at later times, is encouraged during renovation.
- 12.4 Maintain the pattern created by upper-story windows and their vertical-horizontal alignment.
- 12.5 Existing windows on conforming upper facades shall not be eliminated or decreased in size or shape.
- 12.6 Window replacement in existing buildings should replicate original window patterns and finishes.
- 12.7 New window openings that disrupt the existing balance on facades visible from the street shall not be introduced.
- 12.8 Upper-story facade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).
- 12.9 Upper-story windows shall have only minimal tinting and should appear transparent from street level. Dark or reflective tinting is not allowed on upper story windows.
- 12.10 Metal screens or bars shall not cover upper-story window openings.

13. Secondary and Rear Facades

- 13.1 Secondary facades for corner buildings (i.e., facades that do not face the primary north/south street) shall contain secondary display windows and/or secondary storefronts.

- 13.2 Secondary facades shall contain upper story windows.
- 13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.
- 13.4 Secondary facades should not directly compete with the primary facade.
- 13.5 While rear facades on older structures are more symmetrical in their design, more recent buildings may provide a more utilitarian design approach. In most cases, rear entrances and openings should occupy a relatively small part of the rear facade and exhibit more of a utilitarian character.
- 13.6 Rear facades should be maintained and developed to support the overall appearance of Downtown Lawrence.
- 13.7 Rear entrances on buildings that face public-parking areas are encouraged.
- 13.8 Rear facades should provide sufficient architectural features, such as window and door openings, to articulate the building facade.
- 13.9 Rear facades should not compete with the primary facade of the structure.
- 13.10 Pedestrian-level window and door openings may be covered with security features such as screens or bars. However, every effort should be made to maintain the visual appearance on rear facades which face surface parking areas.
- 13.11 Maintain the pattern created by upper-story windows and their alignment on rear facades that face surface-parking areas.
- 13.12 Existing windows on rear facades should not be eliminated or decreased in size or shape.
- 13.13 While not encouraged, upper windows on rear facades that do not face parking areas may be closed in a reversible manner with compatible material.

15. Architectural Details, Ornamentation, and Cornices

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

16. Rooflines and Parapets

- 16.1 The original roofline and parapet features of existing buildings shall be retained.
- 16.2 Mechanical equipment should not be visible from the pedestrian level and should be screened through the use of parapet walls or projecting cornices.

17. Awnings, Canopies, and Marquees

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

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

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

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

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

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

18. Signs and Signage

- 18.1 All signs shall conform to the Sign Code provisions in Chapter 5, Article 18 of the Code of the City of Lawrence.
- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
- 18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.
- 18.4 Temporary (i.e., sidewalk, easel-mounted or freestanding) signage is permitted as long as it is in compliance with other City codes, and does not obscure significant streetscape vistas or architectural features.
- 18.5 In no case shall a temporary sign substitute as a permanent sign.
- 18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
- 18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building

- identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall facade design or mounted below a storefront cornice.
- 18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level facade
 - 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.
 - 18.10 Signs for multiple storefronts within the same building should align with each other.
 - 18.11 Existing signs of particular historic or architectural merit, such as the Varsity or Granada theater marquees, should be preserved. Signs of such merit shall be determined at the discretion of the Historic Resources Commission.
 - 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear facade 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 facade.
 - 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

- 20.2 Surface-parking lots fronting New Hampshire and Vermont Streets shall be contained within the interior of the block.
- 20.3 Parking structures fronting New Hampshire and Vermont Streets should be contained within the interior of the block. Exceptions will be made for parking structures that have commercial, retail or office uses on the ground floor.
- 20.4 Existing corner surface-parking areas fronting New Hampshire and Vermont Streets should be targeted for appropriate infill.
- 20.5 Primary access to surface parking areas shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking area.
- 20.6 While there is no established setback for surface parking areas, there should be a clear separation between vehicular parking areas and pedestrian areas. Pedestrian-scale landscaping, fencing, and/or walls shall be provided to separate the parking area from the pedestrian sidewalk.
- 20.7 Pedestrian-scale lighting shall be provided in surface parking areas.
- 20.8 The materials and design of screening for parking areas should be compatible with the adjacent structures and the district.
- 20.9 While some interior landscaping shall be provided, surface-parking areas shall not be required to meet landscaping provisions set forth in the Land Development Code of the City of Lawrence.
- 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.
- 20.12 Parking structures should be constructed to zero-lot lines. Parking structures adjacent to registered historic structures, such as the English Lutheran Church or the Lucy Hobbs Taylor Building, shall respect the historic property by providing a transition between the proposed structure and the historic property in the form of additional setback, green space and/or reductions in building height.
- 20.13 The inclusion of retail, commercial or office uses is encouraged at the ground floor of parking structures.
- 20.14 The primary facade of a parking structure should be designed to be compatible with neighboring buildings.
- 20.15 Parking structure facades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.
- 20.16 Parking structures facades shall contain sufficient detail to break up the overall massing of the structure.
- 20.17 Parking structures shall meet the provisions set forth in the Land Development Code of the City of Lawrence.
- 20.18 Saw-tooth parking shall be maintained along Massachusetts Street. Otherwise, on-street parking shall be parallel in orientation. Special consideration will be given for existing angle parking in the 600 block of Vermont Street.

21. Safety and Accessibility Features

- 21.1 Review proposed new uses for existing historic buildings to determine if meeting related building code and accessibility requirements is feasible without compromising the historic character of the building and the site.
- 21.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- 21.3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side

- elevations where they will not be visible from the street.
- 21.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
 - 21.5 When introducing reversible features to assist people with disabilities, take care that historic materials or features are not damaged.
 - 21.6 If possible, comply with accessibility requirements through portable or temporary, rather than permanent, ramps.

22. Utilities and Energy Retrofit

- 22.1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- 22.2 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- 22.3 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- 22.4 Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- 22.5 Locate exposed exterior pipes, raceways, wires, meters, conduit, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- 22.6 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 22.7 It is not appropriate to install large antennas and satellite dishes on primary elevations. Small, digital satellite dishes must not be visible from a public street and must be screened from view.
- 22.8 Aerial antennae shall be screened, concealed or camouflaged.

23. Demolition

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

PART THREE – SIDEWALK DINING AND HOSPITALITY AREAS

2. General

- 2.1 The sidewalk dining/hospitality area must be contiguous with any side of a building wherein a hospitality establishment is located.
- 2.2 No portion of a Sidewalk Dining/Hospitality area shall be used for any purpose other than dining/hospitality and circulation therein.
- 2.3 The Sidewalk Dining/Hospitality area shall not occupy more than thirty (30) percent of the total area of the primary hospitality operation. The Sidewalk Dining/Hospitality area shall be considered an auxiliary use to the interior hospitality establishment area.
- 2.4 A hospitality establishment may be permitted to operate only one sidewalk area, and each

- sidewalk area shall be confined to a single location on the sidewalk;
- 2.5 The Sidewalk Dining/Hospitality area shall not extend past the hospitality establishment's storefront.
- 2.6 A Sidewalk Dining/Hospitality area shall not utilize any public amenities such as benches, seats, tables, or trash receptacles.

3. Usable Sidewalk Dining/Hospitality Area

- 3.1 The proposed Sidewalk Dining/Hospitality area shall maintain a minimum of six (6) feet or half (1/2) the width, whichever is greater, unobstructed sidewalk between the food service establishment dining area and all obstructions, measured from the outer edge of the dining area to the curb side obstacle. Consideration may be given to providing a minimum of five (5) feet width on local streets such as 7th, 8th, etc;
- 3.2 The proposed Sidewalk Dining/Hospitality area shall be a minimum of five (5) feet from the street corner areas as defined by building lines extended to the street;
- 3.3 The Sidewalk Dining/Hospitality area shall be delineated by an approved railing that is clearly visible to pedestrians. The railing shall take into consideration ADA requirements;
- 3.4 Unless the main access to the hospitality establishment is provided through the Sidewalk Dining/Hospitality area, the Sidewalk Dining/Hospitality area should only be accessible through the interior of the establishment. Provisions should be made to provide adequate fire safety egress.

4. Elevation and Other Design Considerations

- 4.1 The Sidewalk Dining/Hospitality area shall be the same elevation as the adjoining sidewalk. Paint, artificial turf, carpets, platforms, or any other surface cover or treatment of any kind are prohibited from being placed upon the designated area at any time;
- 4.2 In order to maintain maximum visual access, the height of the railing shall not be higher than forty-five (45") inches. Thirty-six inches is recommended. Consideration of height variations may be given to properties with significant grade changes;
- 4.3 Railings shall be designed in a manner to make them removable. The City shall have the authority to require any Sidewalk Dining/Hospitality area to suspend operation and clear such area, or to move or modify the location or operation of the Sidewalk Dining/Hospitality area, for such things as, but not limited to: Any permitted special event; Any street, sidewalk, or utility construction; Any emergency situations; The protection of the health, safety, and welfare of the public.
- 4.4 Railings and barriers shall be constructed of ornamental metal, wrought iron or other compatible materials and shall reflect the character of the area.
- 4.5 The railing shall not be attached to the building.
- 4.6 The Sidewalk Dining/Hospitality area shall be unenclosed and shall be open to the sky with the exception that it may be covered with a retractable awning or fixed awning, which is compatible with the surrounding area; and
- 4.7 In order to maintain maximum visual access, Sidewalk Dining/Hospitality area furnishings may not include outdoor heaters.

5. Operation of Sidewalk Dining/Hospitality Area

- 5.1 Sidewalk areas shall not operate when the hospitality establishment is closed;
- 5.2 Advertising signage shall not be permitted in the Sidewalk Dining/Hospitality area except for the name of the establishment on chairs or tables as approved by the City;

- 5.3 All amenities including railings, barriers, chairs, and tables shall be maintained in good condition;
- 5.4 No blockage of building entrances or exits shall be permitted in the Sidewalk Dining/Hospitality area;
- 5.5 The establishment operating the Sidewalk Dining/Hospitality area shall be responsible for trash removal and must maintain the following areas in a clean and litter-free manner during the hours of operation: The Sidewalk Dining/Hospitality area; The area from the front building façade to the curb line; Five (5) feet along the adjacent sidewalk to both sides of the Sidewalk Dining/Hospitality area.
- 5.6 Trash and refuse storage for the Sidewalk Dining/Hospitality area shall not be permitted within the Sidewalk Dining/Hospitality area or on adjacent sidewalk areas, and the permittee shall remove all trash and litter as it accumulates.
- 5.7 Per City Code, Section 9-902, outdoor dining areas must be managed to prevent stormwater pollution:
- 5.8 Food waste, trash, cigarettes and other solid wastes must be contained, collected and disposed of properly. Collection must be frequent enough to prevent wastes carried offsite by wind or stormwater runoff.
- 5.9 Wastewater from the cleaning of pavement, buildings, furniture or other outdoor surfaces must be collected and discharged to the sanitary sewer system or other approved wastewater treatment process. Installation of a nearby sanitary sewer cleanout is recommended for this purpose.
- 5.10 Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff.
- 5.11 Failure to comply may result in fines, stop work orders or disconnection of utility service.
- 5.12 Food preparation is not permitted within Sidewalk Dining/Hospitality areas. Sidewalk Dining/Hospitality areas must comply with all applicable state and local health codes.

6. Site Plan Submittal Requirements

In addition to the requirements identified in Chapter 20-1305 of the Code of the City of Lawrence, the following items shall be included.

- 6.1 The site plan shall show the relationship to the interior establishment and Sidewalk Dining/Hospitality area.
- 6.2 The site plan shall state the square footage of the interior establishment and Sidewalk Dining/Hospitality area.
- 6.3 The site plan shall state the occupancy of the interior establishment and Sidewalk Dining/Hospitality area.
- 6.4 The site plan shall show the composition of railings and barriers proposed for the delineation of the Sidewalk Dining/Hospitality area. The plans shall detail the style, design, and color of the proposed railings or barriers.
- 6.5 The site plan shall provide a detail of the sidewalk attachment method.
- 6.6 The site plan shall provide information regarding the type and style of awning (if applicable) and the type, design, and materials of the proposed chairs and tables.
- 6.7 The site plan shall contain such other conditions and restrictions on the use of the Sidewalk Dining/Hospitality area.

E. STAFF ANALYSIS

Project Review

The identification of key features, including architectural elements and setting, are the beginning bases for project review of new construction in the environs and in the Downtown Urban Conservation Overlay District. Careful consideration of the context and the reasons for the significance of the listed property and the overlay district should be included in the overall determination of character-defining elements. Character-defining elements for this area include the overall shape of the historic commercial and residential buildings, size of historic buildings, scale of historic buildings, materials of historic buildings, craftsmanship, decorative details, spaces and features of the area, and 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 properties or the conservation overlay district.

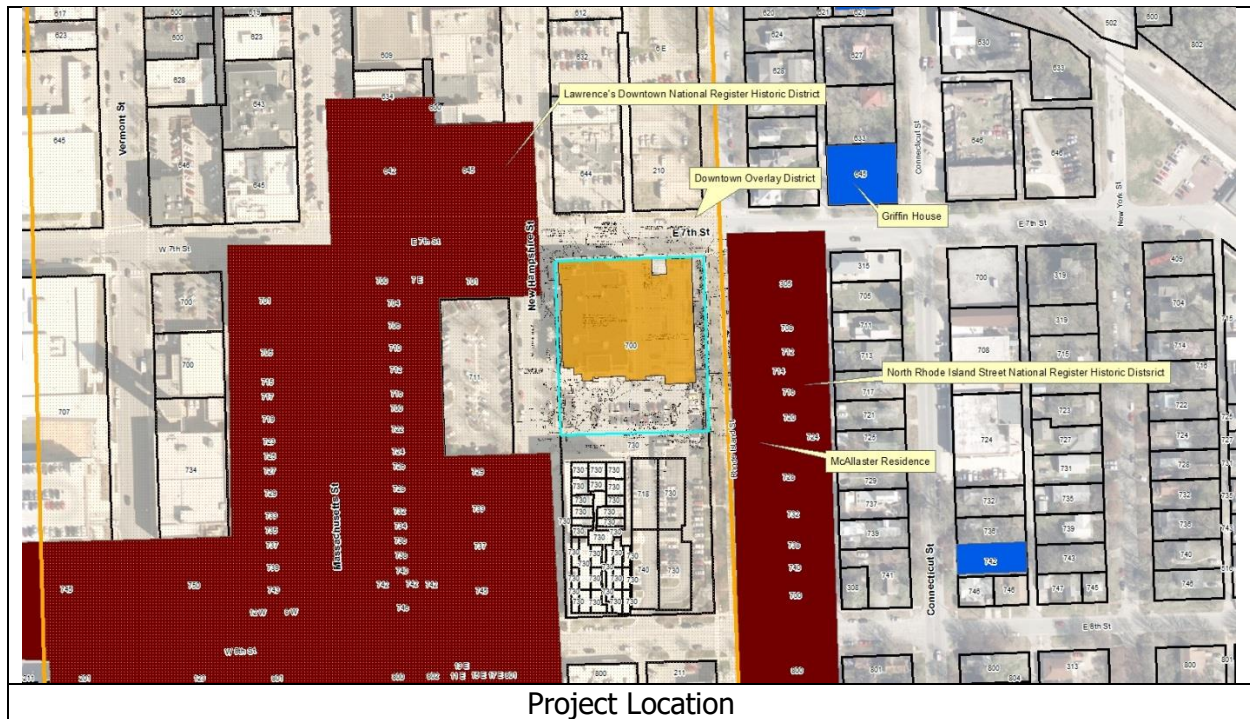
For 35 years, the East Lawrence Neighborhood has supported the identification and protection of historic resources in East Lawrence. The 1979 East Lawrence Neighborhood Plan included Residential Policies to "Encourage the preservation of existing housing stock, especially housing stock of historical significance;" and to "consider historic homes, sites, and districts as appropriate for preservation and rehabilitation rather than redevelopment." In the 2000 East Lawrence Revitalization Plan, Goal 2 is to "Preserve and conserve existing physical neighborhood landmarks." The East Lawrence Neighborhood worked with the Historic Resources Commission (HRC) and city staff in 2003 and 2004 to identify and list two areas in East Lawrence as National Register of Historic Places historic districts. (This project is directly across from the 700 block of Rhode Island Street which is included in one of these districts.) In 2009-2010 the neighborhood had the opportunity to work with Dr. Dennis Domer to study the history and vernacular architecture of East Lawrence. The findings of this study, Living in East Lawrence: An Essay for a Multiple Listings Nomination, is a context document that established the foundation for individual property nominations in east Lawrence. The context document identified themes, trends, and patterns of history shared by the properties and defined the property types that represent the historic context of the east Lawrence area. Subsequently the HRC recommended and the City Commission approved Landmark status for 12 properties associated with this context. One of those properties was the A. J. Griffin House located at 645 Connecticut Street. One of the primary themes of the document is that East Lawrence, including this 700 block of Rhode Island Street, is the oldest extant residential part of the city. As mentioned above, as part of the oldest residential area of the city, the 700 block of Rhode Island Street is a key component of the North Rhode Island Street Historic Residential District listed in the National Register of Historic Places. This district nomination places an emphasis on the importance of the residential character of the district.

Lawrence's downtown character is primarily established by the grid street pattern with primary north/south streets separated by alleys and east/west streets; identical historic setbacks with buildings front setbacks on the front property line (zero front setback) and party wall construction (zero side setbacks); primary building materials of brick and stone with many storefronts including wood; commercial block property types with a distinction of storefront level and upper story; storefront systems that are divided into a three part system of bulkhead, display area, and

transom; narrow upper story windows; and upper story facades with a greater percentage of masonry than windows. While most of the storefront levels are distinct from the upper floors of the buildings, there is often a design element such as a column or small portion of masonry that extends on the side of the building from the ground up to the upper floors and to the top of the structure.

One of the challenges for this project is that it must be reviewed under two different contexts. The first is for a Certificate of Appropriateness for the impact on listed residential structures with a direct line of sight to the proposed project. While one of the properties was listed with the environs definition that included the present commercial use of the property, the other property has no environs definition. However, this property, the McAllaster Residence, was listed during the review period of the demolition of previous residential structures on the subject property and the construction of the existing commercial structure located at 700 New Hampshire Street. Part of the discussion at that time was the effort to preserve the remaining small residential character of this portion of the east Lawrence neighborhood. Historically both sides of Rhode Island Street were residential. It was after 1954 when the houses started to be removed with the west side of the block vacant by 1995. The west side of the 700 block of Rhode Island Street has continued to remain vacant with the exception of a parking lot that begins where the alley historically separated the east side of the 700 block of New Hampshire Street and the west side of Rhode Island Street.

The second type of review for the project is a commercial review using the Downtown Design Guidelines for the Downtown Urban Conservation Overlay District. These guidelines were meant to protect and enhance Lawrence's Downtown core, particularly when rehabilitation or new construction are contemplated. The character of downtown and the sense of place it creates for Lawrence is one of the community's greatest assets. The guidelines promote one and two story masonry buildings with widths of 25'-50' wide associated with the original townsite 50' wide lots or reference to these divisions for larger structures, party wall construction, ground level storefronts with the three part storefront system of bulkhead-display area-transom, and upper stories of the buildings corresponding with the design and rhythm of the lower and ground level of the building. The Downtown Design Guidelines reference that new construction should relate to the prevailing heights of nearby buildings and should not greatly vary in height from adjacent buildings.



Project Location

The first portion of the proposed project is the demolition of the existing structure located at 700 New Hampshire Street. This existing structure includes portions of two historic structures that were combined historically into one structure for one use. Maintained as part of the previous development project for the site, the oldest structure is one wall of a c. 1900 livery stable. This wall is likely the brick veneer of a building and withstood a 1912 fire and then an additional fire in 1916. The other historic structure is the adjacent two corner walls at the southeast corner of 7th Street and New Hampshire Street. This structure was built in 1916 after a fire in the livery stable building and was built as a garage. This structure is connected to the existing wall of the livery stable.



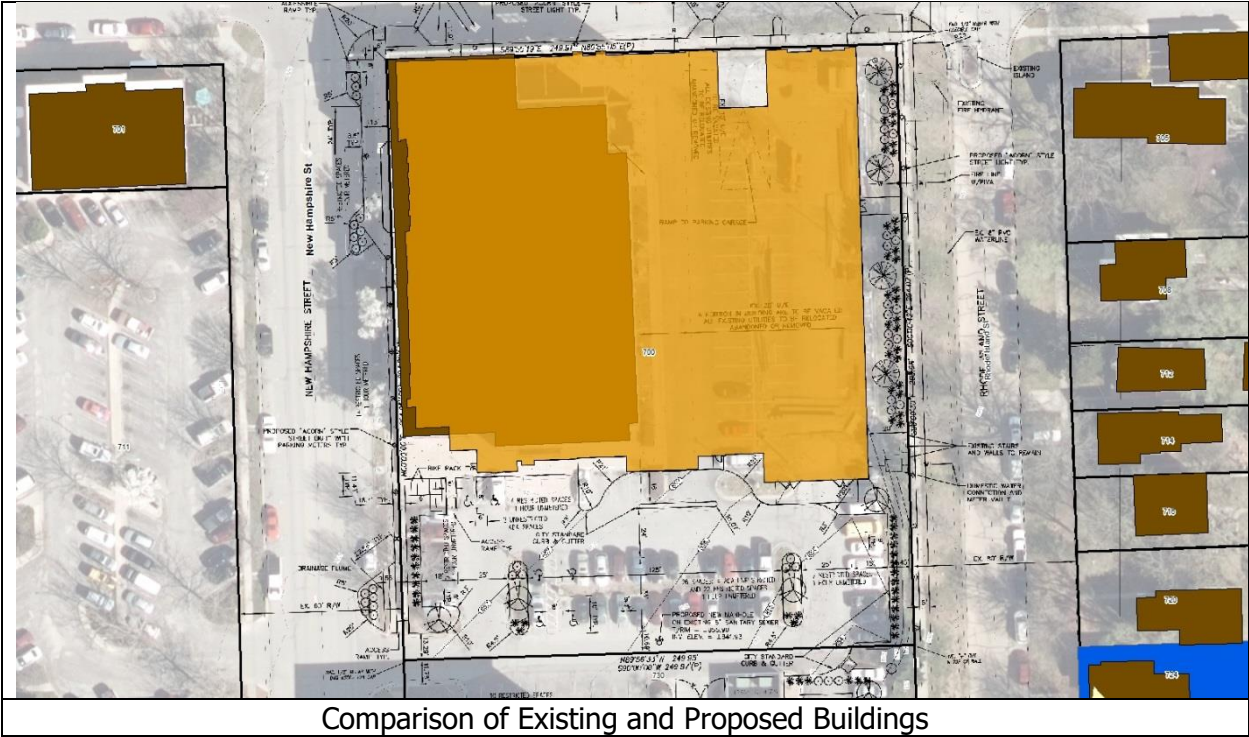
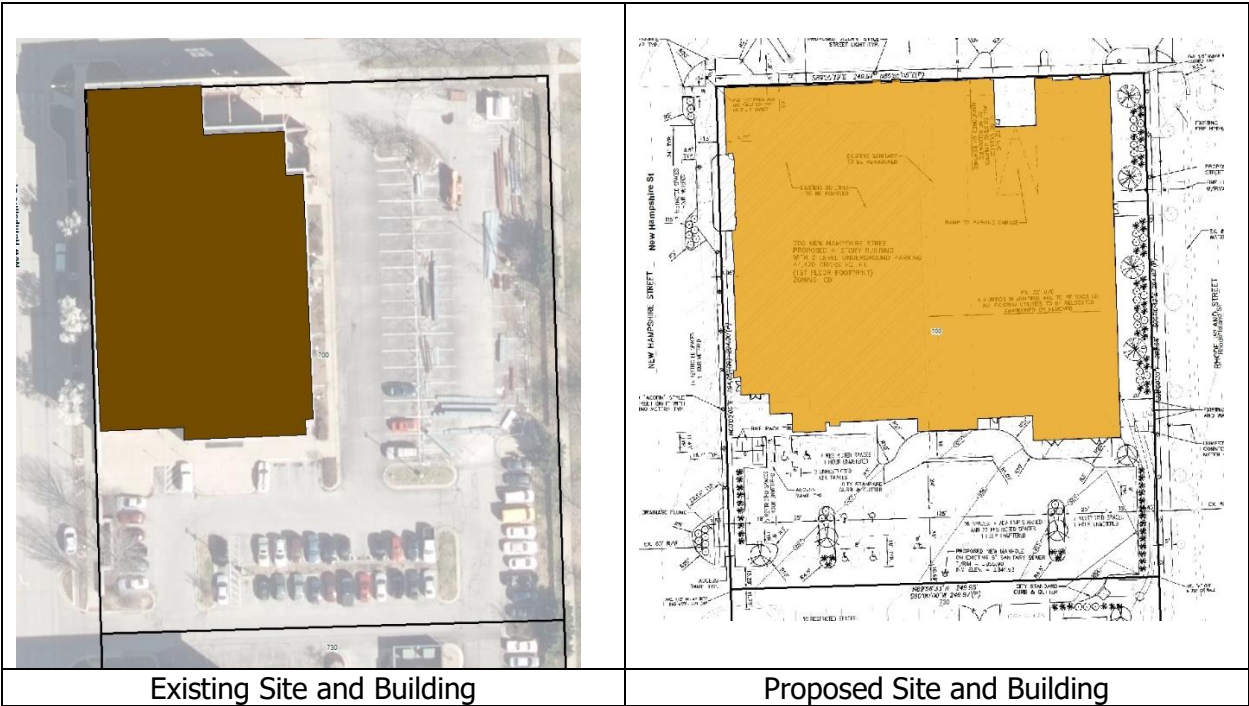
Historic Walls

Demolition of historic structures is rarely positive for a historic area because it destroys the relationships between the structures, rhythms of the area, landscape features, and open space,

and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the patterns within the area. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure. In this particular case, the proposed structure to be demolished is not, except for the historic walls mentioned above, historic. It is a product of a 1997 redevelopment project. Historic walls were maintained as part of the redevelopment project, but the actual buildings associated with the walls were demolished. Since that time, one of the walls, the livery stable wall, has deteriorated to the point that it is in extremely poor condition. The existing historic walls, while technically structures, are now remnants of the significant character defining features that once occupied the space. As historic remnants, they can be classified as objects that continue to contribute to the overall character of the environs and downtown overlay district.

Staff is of the opinion that the current condition of the livery stable wall warrants demolition because rehabilitation would result in a new wall that no longer has historic integrity as a historic object. The corner walls for the 1916 garage retain form, setbacks, rhythm, size, height, scale, and materials that reflect the overall historic character of the overlay district and the surrounding area; however, they have also lost integrity because they are no longer associated with a building that provided the specific context for the structure.

The proposed footprint of the new structure will not be typical for downtown Lawrence. The New Hampshire Street elevation and the 7th Street elevation will not have a zero foot setback but will be set back from the property line to allow for a larger sidewalk and the south elevation is irregular to express the interior uses. The footprint will cover a large portion of the half block from 7th to 8th Street. This coverage includes building the structure over the alley form and eliminating north-south vehicular access. This is a very significant element of the project review. The street grid pattern that includes alleys is a significant character defining element of both the Downtown Urban Conservation Overlay District and the environs of the McAllaster Residence and the Griffin House. Alleys are such an important part of the downtown fabric, they are specifically identified in the Downtown Design Guidelines. While this specific alley has been utilized as part of a parking lot, its function has continued as a demarcation of the center of the block, a path for vehicular traffic, and a separation of the commercial and residential area. The form of the alley has also been maintained. The loss of this character defining resource is significant.



The massing associated with the footprint and height ratio creates a large single block building that is free standing. While the overall height of the structure is tall for the immediate

surroundings of the project, it is similar to the height of the Eldridge Hotel at 7th and Massachusetts Street. However, the large footprint and mass of the structure will accentuate the overall appearance of the much larger structure. The east/west length of the building to cover the majority of the block will also accentuate the size of the structure. The applicant has included a transition in the height of the structure from the New Hampshire Street elevation to the Rhode Island Street elevation. This transition to two stories will help to mitigate the overall size of the structure on the residential neighborhood to the east. The two stories are a significant change from the four stories on New Hampshire Street although the overall height is still considerably taller at 31' than an average two story dwelling in the environs of the listed property.

The applicant has worked with staff on the scale of the building. It is difficult to achieve a pedestrian scale with large floor to ceiling heights not only for the ground floor but also for the residential floors above. Historic buildings achieve this scale by manipulation of the three part storefront systems, the size and scale of the upper story windows, and the ratios of glass to masonry for both the ground level and the upper stories. Scale is especially important for a building of this size and mass. Modern storefront systems, especially partial systems like are used on parts of this structure, do not use architectural detailing and materials to create pedestrian scale. Scale is also impacted by the size and placement of upper story windows.

Rhythm, like the loss of the alley form, is a very significant challenge for this project. The original townsite, including the downtown area and east Lawrence area, was platted with 50' wide lots. The development pattern respected this pattern. Early maps of Lawrence show that when the lots for the commercial property lots along Massachusetts were divided, they were typically divided into 25' lots. This pattern exists today. While some anomalies exist, they are not generally adjacent and do not create new patterns for downtown and the environs of the listed properties. The proposed project does not reflect this development pattern. It does not use ratios of 25' and 50' but rather has odd numbers that have no correlation to the development patterns associated with the development patterns of downtown Lawrence. Ranging from a building section of 12' to a width of 43' on the New Hampshire Street elevation, there is no pattern created – although there is some repetition in materials - and no rhythm developed that makes the building part of the overall sense of place of downtown Lawrence. The lack of rhythm is also accentuated by the lack of appropriate use of the three part storefront systems on the New Hampshire Street elevation. Upper story rhythm is challenged by the insertion of recessed areas for balconies that are not a historic form and are not appropriate.

The majority of the materials proposed for the project are compatible with the environs and are appropriate for the downtown area. The only concern for staff is the potential use of materials that are often installed in large format panels. These systems are likely not appropriate for this location. Some metal accents may be appropriate on the southwest corner of the structure.

The proposed new development is very large in size, scale, massing, and height for historic downtown Lawrence. The project is in scale with the new development that has recently occurred along New Hampshire Street to the south.

Certificate of Appropriateness

The proposed project is located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street) and the A. J. Griffin House (645 Connecticut Street). There is a direct line of sight to both properties. 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.

Staff is of the opinion that the proposed project does not meet the standards and guidelines of Chapter 22. Specifically, the proposed structure is too tall, massive, out of scale, and covers too much of the site to the east of the alley division for the environs of the McAllaster Residence and the Griffin House. While both listed properties have historically had commercial structures within a block or two, the commercial structures were one or two story simple brick, stone, or wood structures of small mass and size and were west of the alley that separated Rhode Island Street from the commercial activity of New Hampshire Street including that commercial activity associated with the corner of 7th Street and New Hampshire Street. The scale was similar to the residential scale in the immediate area. Other than the livery stable, the entire 700 block between Rhode Island Street and New Hampshire Street was residential as part of the early history for the McAllaster Residence.

The mass of this structure is based on the use and there is no way to make a structure of this size and associated scale compatible with the historic McAllaster Residence environs. The footprint of the structure extends to the east past the historic alley location. The loss of the alley is significant to the environs of the listed properties as it removes the final demarcation of the separation of uses of commercial and residential.

The applicant has mitigated some of the impact of the project on the residential character of the McAllaster Residence and the Griffin House by setting the new structure back 20' which is a residential front yard setback and decreasing the height of the structure on the east side of the structure to two stories. However, as mentioned above, this height is still 31'. Also employed on this elevation are residential scale architectural elements to try to mitigate the large scale and mass of the structure.

Because of the large size, scale, massing and site coverage – particularly the loss of the alley- the proposed project, while significantly better than previous designs, will significantly damage and encroach upon the McAllaster Residence. However, the changes that have been made to the project have mitigated some of the impact on the Griffin House and staff is of the opinion that some additional architectural detailing can create a project that will not damage or encroach upon the Griffin House.

Downtown Design Guidelines Review

Staff is of the opinion that the proposed project meets some of the Downtown Design Guidelines but does not meet the below guidelines. To assist the reader, Staff comments are shown with *italics* below the individual guidelines.

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

- 4.5 Encourage the integration of public art into public and private development.

No public art is identified as part of this plan at this time.

- 4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.

Although the alley has not been functional as an alley since the redevelopment of the site and parking lot area, the alley form exists and the alley continues to be used for vehicular movement for the parking lot with a slight shift to the east. The proposed project will totally remove this form and continued vehicular movement area.

5. Street and Landscape Elements

- 5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.

Closure of the alley form does not meet the intent of this guideline.

- 5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.

This design does not meet the intent of this guideline. The form of the alley is not maintained.

- 5.3 Accent paving shall be used at intersections and mid-block crossings.

A mid-block crossing should be added across New Hampshire Street.

- 5.8 An irrigation system shall be provided for all plant materials in the landscape bed.

This should be added to the plan.

6. Block Elements

- 6.2 The main or primary entrance to buildings shall be oriented toward the primary street. For instance, if a building fronts Massachusetts Street, the main entrance shall face Massachusetts Street. Likewise, if a building faces 7th Street, the main entrance shall face 7th Street.

The project does not have a primary entrance that clearly faces New Hampshire Street.

- 6.5 Buildings located on corner sites shall have a primary facade and a secondary facade. For instance, the building located at 8th and Vermont Street has a primary facade along 8th Street and a secondary facade along Vermont Street.

The structure does not have a clear primary façade and secondary façade due to the street level architectural design. Ground level divisions for the New Hampshire Street elevation are not associated with a rhythmic storefront system accentuated by three part systems that include pedestrian doors. The secondary façade on 7th Street is designed with less detailing that is appropriate for a secondary façade, but the fenestration pattern is atypical for secondary facades in the district.

- 6.6 Buildings that are adjacent to parking areas or structures shall have the main or primary entrance on the street-facing elevation. A secondary or minor entrance may be provided on the parking lot elevation.

The building has a corner entrance that has a partial angle entrance to the parking lot. The New Hampshire Street elevation is not clearly the primary entrance.

- 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.

The building does not have this development pattern. While it is divided into sections, none of the sections correspond to the 25-foot or 50-foot development pattern ratios but rather range in random separations from 12' to 43'. The upper story facades do not appear to unify the building and recessed areas with balconies compound this lack of unity.

7. New Construction

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits.

The building is too tall in relation to the two story historic commercial buildings to the historic development to the northwest and the southwest and the small one and two story residential structures to the east. The building does, however step down to two stories on the east to help mitigate the height and transition to the residential neighborhood.

- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.

The building is too tall in relation to the two story historic commercial buildings to the historic development to the northwest and the southwest and the small one and two story residential structures to the east. The building does, however step down to two stories on the east to help mitigate the height and transition to the residential neighborhood.

- 7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.

The building is one large mass that is wider than tall and the lack of relationships of the upper and lower floors, fenestration patterns, and lack of true storefront systems accentuates this lack of proportion.

- 7.9 Facade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet.

The odd divisions of the ground level façade and the lack of the upper story continuity creates a building that does not relate this pattern.

- 7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.

The ratio of window and door openings have no relationships to the historic windows and doors in the block. There are no primary door openings on New Hampshire Street.

- 7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.

The window area to solid wall is greater and the types of windows do not convey similarity to historic buildings in the area.

- 7.14 The composition of an infill facade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.

This infill structure does not have a true three part storefront system on the New Hampshire Street elevation.

- 7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

The proposed structure does not continue the window, storefront or door patterns for the historic character that remains for the block.

10. Building Materials

- 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.

Because this is proposed to be a four sided building, all four sides of the building should use these materials. Any modern materials should reflect the character of these materials. Large panel materials are not appropriate. Metal accents may be appropriate in some areas.

- 10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.

Materials on upper floors should not change to metal panels or other large panel type materials.

11. Commercial Storefronts and Street Level Facades

- 11.4 Buildings where multiple storefronts span a larger, wider façade should extend design compatibility from storefront to storefront.

There are no relationships or rhythm of the proposed glazing areas on the ground level. These areas should all represent storefronts and have this rhythm.

- 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.

This definition is not clear on all of the structure because the modern non-traditional ground level design.

- 11.9 Storefronts should provide for a recessed entry.

There is only one small entry on both New Hampshire Street and 7th Street. Neither entry is typical of a primary entry in a storefront system. There is also one faux entry on the New Hampshire Street elevation that expresses a typical storefront 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.

There are no true storefront entries.

- 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.

Only part of the ground floor of the structure on New Hampshire Street has this pattern and it is in a modern design.

20. Parking

- 20.18 Saw-tooth parking shall be maintained along Massachusetts Street. Otherwise, on-street parking shall be parallel in orientation. Special consideration will be given for existing angle parking in the 600 block of Vermont Street.

While the proposed project does not meet this guideline, all of the new development on New Hampshire Street has angled parking (previously approved by the City Commission).

23. Demolition

- 23.1 Any demolition request that is not related to public safety shall be accompanied by additional documentation indicating the existing condition of the building and the proposed, post-demolition use for the site. Documentation must include proposed elevations and an explanation of why it is not feasible to use the existing structure.

The demolition proposed for this project includes demolition of the existing historic façades of the livery stable building and the 1916 garage building as well as the structure that was built in 1997. The 1997 structure has not achieved historic significance, has no character defining elements related to the district, and was found to encroach upon, damage and destroy the environs of landmarks listed in the National Register of Historic Places when it was constructed in 1997. The remnants of the historic structures no longer maintain sufficient historic integrity.

- 23.2 Demolition permits shall be reviewed by the Historic Resources Commission and the City Commission.

This request will be forwarded to the City Commission after the HRC determination.

While the project meets some of the guidelines, it does not meet the above guidelines as discussed. The applicant has worked diligently with staff to address staff concerns and to explain the reasoning behind some of the design decisions for the project. The corner entrance is proposed to support the proposed grocery store and may be appropriate as an entrance in this case due to the open parking lot adjacent to the structure. The height of the structure reflects the additional use of the structure for residential uses and responds to the new structures being constructed along New Hampshire Street including the structure to the south. The explanation for the inappropriate section rhythm for the structure is due to the interior layout of both the ground floor programming for the grocery store use and the desire for the apartment type layout on the upper floors. While the corner entry and height challenges may be reasonable, the design of the building should be based on the downtown design guidelines and the expression of the 25' and 50' ratios should be reflected on the exterior of the structure.

According to the above review of standards and guidelines for Chapter 22 and the Downtown Urban Conservation Overlay District, staff recommends the following items be addressed with the Architectural Review Committee:

1. Change the rhythm of the New Hampshire Street division elements to reflect the significant character defining element of the 25' and 50' pattern ratios. This expression should be reflected appropriately with the associated upper stories. Recessed upper balcony areas should be removed.
2. The step down of the building to two stories to the east and the setback of the building from the east property line is an excellent transition to the residential neighborhood. Continue to achieve this transition to the residential neighborhood

to the east by working on the architectural details of the more residential forms on the east elevation.

3. The corner element at the main building entrance should be equal or less in height to the corner element located at the southeast corner of 7th and New Hampshire Street.
4. Opportunities to reduce the mass as it is too large for the site.
5. Opportunities for the historic alley area to remain open.
6. Storefront areas should continue to be adjusted and should have divisions similar to historic patterns on both the 7th Street and New Hampshire Street elevations. Storefront systems should reflect the commercial block, three part storefront systems with pedestrian access all along New Hampshire Street. Storefront systems or similar window sizes should be provided along the 7th Street elevation up to the pedestrian entrance.
7. The proposed glazing elements on the street level facades should be modified to reflect a pedestrian scale.
8. Materials should be modified as large scale panel materials are not appropriate.
9. Windows and glazing patterns should be modified. Some of the upper story windows are not in scale with the structure and have a glazing pattern that is not compatible with the historic environs and downtown. The recessed areas with balconies are not appropriate.
10. The New Hampshire Street elevation should reflect more of a primary and not a secondary elevation.
11. There should be several accented pedestrian entrances on the New Hampshire Street elevation in addition to the proposed corner entrance.
12. Additional landscaping should be provided on New Hampshire Street adjacent to the parking lot.
13. Appropriate landscaping should be included on the east property setback but the setback should read as a transition and partial open space.
14. Upper stories should have a development pattern that is a continuation of the street level façade.
15. Investigate opportunities to reduce the overall building height by the reduction in floor to ceiling heights.

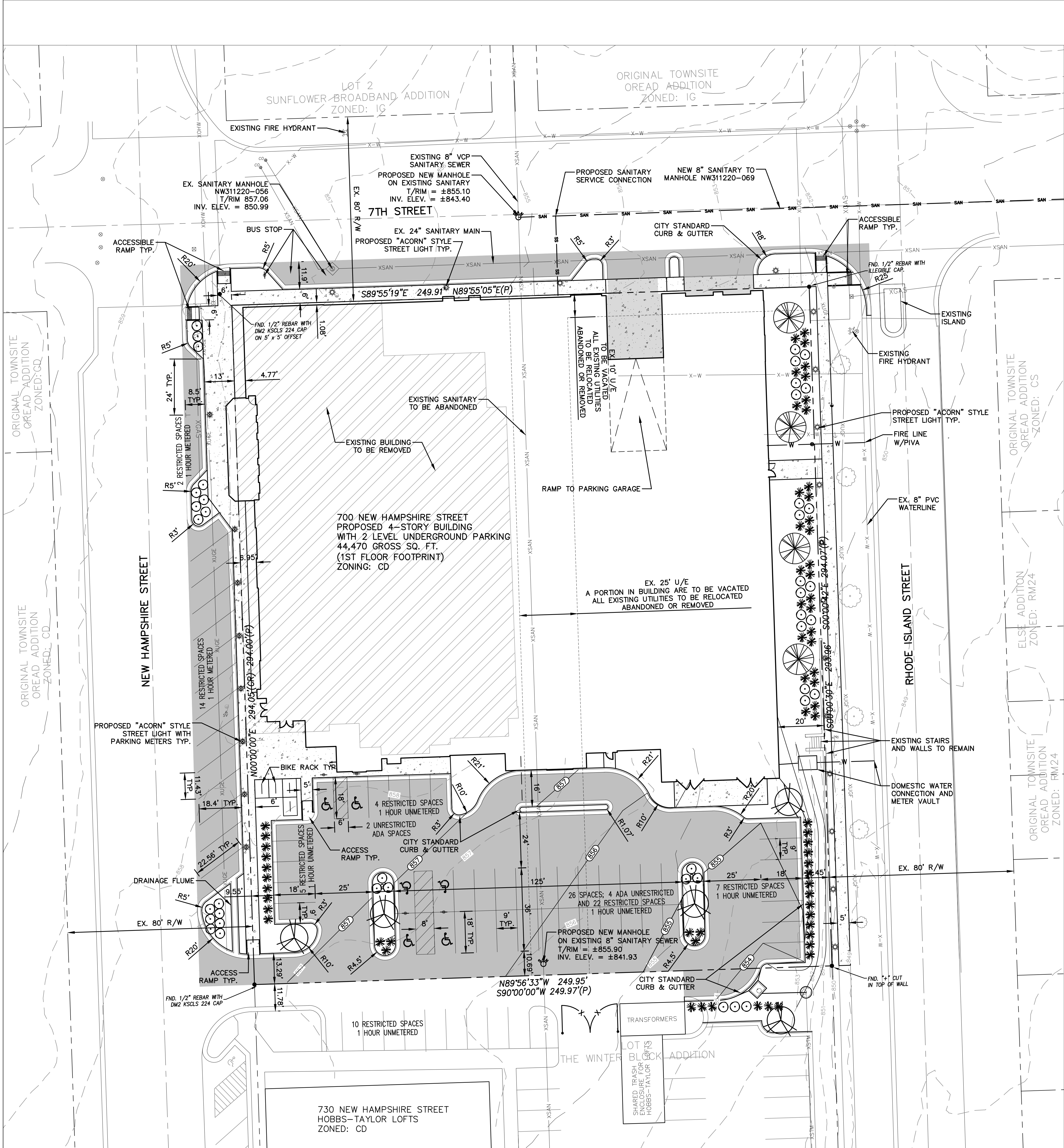
Currently, staff is of the opinion that the proposed project does not meet the standards and guidelines of Chapter 22 nor does it meet the overall intention of the Downtown Design Guidelines.

However, staff is also of the opinion that there are design options that may help to mitigate some of the challenges associated with the project that would allow the project to meet the intent of the Downtown Design Guidelines. Staff recommends the applicant work with the Architectural Review Committee on the above items to refine the design to meet the project goals while meeting the intent of applicable standards and guidelines.

F. STAFF RECOMMENDATION

Certificate of Appropriateness and Downtown Design Guidelines Review

Staff recommends the Commission refer the project to the Architectural Review Committee to allow the applicant to work with the Architectural Review Committee on the above items to refine the design to meet the project goals while meeting the intent of applicable standards and guidelines.



LEGAL DESCRIPTION

LOT 1, IN THE WINTER BLOCK ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

BENCHMARK

BM #1: SQUARE CUT, NORTHEAST CORNER OF CURB INLET, NORTH SIDE OF 8TH STREET, 961' EAST OF INTERSECTION OF 8TH STREET AND NEW HAMPSHIRE STREET.
ELEV. = 851.87

PROJECT SUMMARY

CURRENT ZONING: CD
PROPOSED ZONING: CD
CURRENT USE: RETAIL SALES
PROPOSED USE: HOUSEHOLD LIVING; MULTI-FAMILY DWELLING STRUCTURE
RETAIL SALES AND SERVICE; RETAIL ESTABLISHMENT, MEDIUM
LAND AREA: 73,475 S.F. (1.687 ACRES)
PROJECT PROPOSED: A 4-STORY MIXED USE BUILDING THAT STEPS DOWN TO 2 LEVELS ON THE EAST SIDE, WITH 2 LEVELS OF ENCLOSED PARKING GARAGE BELOW GRADE. THE PROJECT WILL CONSIST OF A GROCERY STORE ON THE GROUND FLOOR AND 72 FULLY FURNISHED APARTMENT UNITS WITH AN OUTDOOR AMENITY SPACE ABOVE.

EXISTING CONDITIONS

TOTAL BUILDING: 20,721 SF
TOTAL PAVEMENT: 44,934 SF
TOTAL IMPERVIOUS: 65,715 SF
TOTAL PERVIOUS: 7,760 SF
TOTAL PROPERTY AREA: 73,475 SF

PROPOSED CONDITIONS

TOTAL BUILDING: 44,470 SF
TOTAL PAVEMENT: 20,693 SF
TOTAL IMPERVIOUS: 65,163 SF
TOTAL PERVIOUS: 8,312 SF
TOTAL PROPERTY AREA: 73,475 SF

PARKING REQUIREMENTS

NUMBER OF OFF-STREET STALLS REQUIRED: 0*
* PER CITY OF LAWRENCE LAND DEVELOPMENT CODE, ARTICLE 9 SECTION 20-901 (f)

ONSITE SURFACE PARKING: 6 ACCESSIBLE + 38 PARKING STALLS = 44 TOTAL

ON STREET PARKING: 16 SPACES PROVIDED ON NEW HAMPSHIRE STREET = 16 TOTAL

SUBSURFACE PARKING: 2 LEVEL PARKING GARAGE;
UPPER LEVEL - 127 SPACES
LOWER LEVEL - 140 SPACES
= 267 TOTAL

TOTAL PROJECT PARKING PROVIDED: 327 SPACES
BIKE PARKING SPACES PROVIDED: 20 SPACES

GROSS AND NET AREA PER FLOOR

	NET AREA	GROSS AREA	USE	NO. OF UNITS	NO. OF BEDROOMS
PARKING LEVEL 2	40,714 S.F.	44,470 S.F.	PARKING	-	-
PARKING LEVEL 1	39,236 S.F.	44,470 S.F.	PARKING	-	-
MAIN LEVEL	41,675 S.F.	44,470 S.F.	COMMERCIAL	-	-
2ND FLOOR	38,955 S.F.	43,315 S.F.	RESIDENTIAL	30	44
3RD FLOOR	20,970 S.F.	23,282 S.F.	RESIDENTIAL	21	32
4TH FLOOR	20,963 S.F.	23,282 S.F.	RESIDENTIAL	21	32
TOTAL:	202,513 S.F.	223,289 S.F.	RESIDENTIAL	72	108

LANDSCAPING SCHEDULE AND NOTES

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	SIZE	COND.
EXISTING TREES	SEE PLAN			-	-
SHADE TREES	4	ELM, LACEBARK HORSEBARK, COLUMNAR MAPLE, AUTUMN BLAZE NORWAY MAPLE, THORNLESS HONEY LOCUST	2"-2 1/2" CAL	B & B	
ORNAMENTAL TREES	4	KOUSSA DOGWOOD, CORAL BURST CRABAPPLE, EASTERN REDBUD, CRAB, SARGENTINA PEAR, CLEVELAND SELECT	1 1/2"-2" CAL	B & B	
DECIDUOUS SHRUBS	40	BARBERRY, CRIMSON PIGMY BURNING BUSH, DWARF SPIREA, MAGIC CARPET NINE BARK, PURPLE LILAC, DWARF KOREAN VIBURNUM, ALLEGANY	18"-24" HT.	CONT	
EVERGREEN SHRUBS	69	DWARF SPREADING YEW, JUNIPER, SEA GREEN JUNIPER, CALLERY CARPET HOLLY, BLUE JUNIPER, GREY OWL	24"-36" HT.	CONT	

- REQUIRED INTERIOR LANDSCAPING AREA = 40 SURFACE SPACES*40 SQ. FT. PER SPACE = 1,600 SQ. FT.; 5,129 SQ. FT. PROVIDED.
- REQUIRED INTERIOR PARKING LOT LANDSCAPING = 1 TREE AND 3 SHRUBS PER 10 SPACES; 4 TREES, 12 SHRUBS PROVIDED = 4 TREES, 12 SHRUBS.
- THERE MUST BE A MIN. OF (4) SPECIES USED IN EACH CATEGORY.
- ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE, SOD, OR AS ALLOWED BY CITY CODE.
- PARKING LOT ISLANDS WILL BE LANDSCAPED WITH A MINIMUM OF 2 OF THE FOLLOWING MATERIALS: TREES, SHRUBS OR GROUND COVER. GROUND COVER SHALL BE DROUGHT TOLERANT WITH VARIETIES SUCH AS DAYLILIES, ASTERS, HARDY ICE PLANT, ALPINE CARPET JUNIPER, HUGHES JUNIPER, AND ETC.

LEGEND

SAN	SANITARY SEWER LINE (PROPOSED)
SS	SANITARY SERVICE LINE (PROPOSED)
UGE	UNDERGROUND ELECTRIC LINE (PROPOSED)
OHE	OVERHEAD ELECTRIC LINE (PROPOSED)
W	WATERLINE (PROPOSED)
CATV	UNDERGROUND FIBER/CABLE LINE (PROPOSED)
XGAS	GAS LINE (EXISTING)
XSAN	SANITARY SEWER LINE (EXISTING)
XOHW	OVERHEAD ELECTRIC LINES (EXISTING)
XSTM	STORM SEWER LINE (EXISTING)
XUGE	UNDERGROUND TELECOM LINE (EXISTING)
X-W	WATER LINE (EXISTING)
XUGF	UNDERGROUND FIBER OPTIC (EXISTING)
U	UTILITY POLE (EXISTING)
WV	WATER VALVE (EXISTING)
WM	WATER METER (EXISTING)
LP	LIGHT POLE (EXISTING/PROPOSED)
M	MANHOLE (EXISTING)
FD	FIRE HYDRANT (EXISTING)
ET	EXISTING TREE
DF	DIRECTION OF STORMWATER FLOW
EC	EXISTING ELEVATION CONTOUR
PC	PROPOSED ELEVATION CONTOUR
PL	PROPERTY LINE OF SUBJECT PROPERTY
PS	PROPERTY LINE OF SURROUNDING PROPERTY
CR	CALCULATED PROPERTY DIMENSION
P	PLATTED PROPERTY DIMENSION
8"	PROPOSED 8" CONCRETE PAVEMENT
4"	PROPOSED 4" CONCRETE SIDEWALK
AS	PROPOSED ASPHALT - 5" DEPTH IN PARKING STALLS, 7" DEPTH IN DRIVE AISLES

GENERAL NOTES

- BOUNDARY SURVEY PERFORMED BY RENAISSANCE INFRASTRUCTURE CONSULTING, MARCH 2015. TOPOGRAPHICAL INFORMATION OBTAINED FROM DOUGLAS COUNTY LIDAR.
- TYPICAL SOIL TYPE: PAWNEE-WOODSON-MORRILL ASSOCIATION.
- EXISTING UTILITY LOCATIONS, ELEVATIONS, AND SIZES ARE BASED ON INFORMATION AVAILABLE AT THE TIME THE SITE PLAN WAS PREPARED.
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER: 2004SC0176E, MAP REVISED AUGUST 5, 2010.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR, PART 36.
- EXISTING CONTOURS GENERALLY INDICATE STORMWATER FLOW AT THE SITE.
- SIGHT LIGHTING IS SUBJECT TO COMPLIANCE WITH SECTION 20-1103 "OUTDOOR LIGHTS".
- TRASH WILL BE COLLECTED IN COMPACTORS AT THE LOCATION OF THE NEW ENCLOSED AREA SHOWN ON THE PLAN. THE CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
- THE GATES INSTALLED ON THE PROPERTY AT 730 NEW HAMPSHIRE WILL ONLY BE OPERATED BY THE TENANTS OF THE PROPERTY. A KNOX BOX WILL BE INSTALLED FOR EMERGENCY FIRE ACCESS.
- MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY CODE 20-1006(B).
- THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- TERMS AND PROVISIONS OF AN AGREEMENT BETWEEN AGREE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND WINTER, INC., A KANSAS CORPORATION, AND THE CITY OF LAWRENCE, KANSAS, A MUNICIPAL CORPORATION, RECORDED APRIL 28, 1997, IN THE RECORDS OF DOUGLAS COUNTY, KANSAS, IN BOOK 577, PAGE 233.

ASSIGNMENT AND ASSUMPTION OF PARKING AGREEMENT, BY AND BETWEEN AGREE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND LAWRENCE STORE NO. 203, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 28, 1997, IN THE RECORDS OF DOUGLAS COUNTY, KANSAS, IN BOOK 577, PAGE 239.

FIRST AMENDMENT TO PARKING AGREEMENT, RECORDED MAY 24, 2004, IN THE RECORDS OF DOUGLAS COUNTY, IN BOOK 940, PAGE 859.

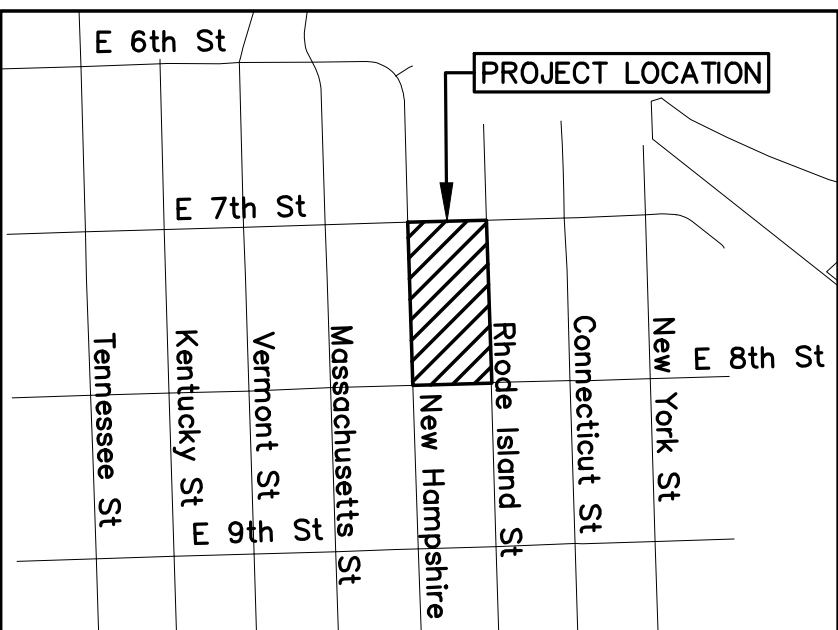
ASSIGNMENT AND ASSUMPTION OF PARKING AGREEMENT BY AND BETWEEN LAWRENCE STORE NO. 203 L.L.C. AS ASSIGNOR AND AGREE LIMITED PARTNERSHIP AS ASSIGNEE, RECORDED OCTOBER 18, 2011 IN BOOK 1079, PAGE 2021. (PROPERTY FALLS WITHIN THE DESCRIBED AREA. PROVIDES PUBLIC PARKING, NOT PLOTTED.)

TERMS AND PROVISIONS OF AN OPERATION AND EASEMENT AGREEMENT, RECORDED APRIL 28, 1997, IN THE RECORDS OF DOUGLAS COUNTY, KANSAS, IN BOOK 577, PAGE 243.

FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT, RECORDED MAY 24, 2004, IN THE RECORDS OF DOUGLAS COUNTY, IN BOOK 940, PAGE 850.

LOCATION MAP

SCALE: 1" = 800'



PROPERTY OWNER / DEVELOPER - 700 NEW HAMPSHIRE
TREANOR INVESTMENTS, LLC
CONTACT PERSON: MIKE TREANOR
C/O TREANORHL, P.A.
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(785) 842-4858

PROPERTY OWNER - 730 NEW HAMPSHIRE
8TH & NEW HAMPSHIRE, LLC
CONTACT PERSON: STEVE CRAIG
730 NEW HAMPSHIRE STREET
LAWRENCE, KANSAS 66044

CIVIL ENGINEER
TREANORHL, P.A.
CONTACT PERSON: MATTHEW L. MURPHY, P.E.
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(785) 842-4858

LAND SURVEYOR
RENAISSANCE INFRASTRUCTURE CONSULTING
CONTACT PERSON: MICHAEL J. SCHMIDTBERGER, L.S.
1138 WEST CAMBRIDGE CIRCLE DRIVE
KANSAS CITY, KANSAS
(913) 317-9500

ARCHITECT
TREANORHL, P.A.
CONTACT PERSON: LAUREN DAVIS, AIA
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(720) 842-4858

SCALE: 1" = 20'



SITE PLAN

DATE: 03/22/17

700 New Hampshire Mixed Use Site Plan

700 New Hampshire Street
Lawrence, KS 66044

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1040 Vermont Street
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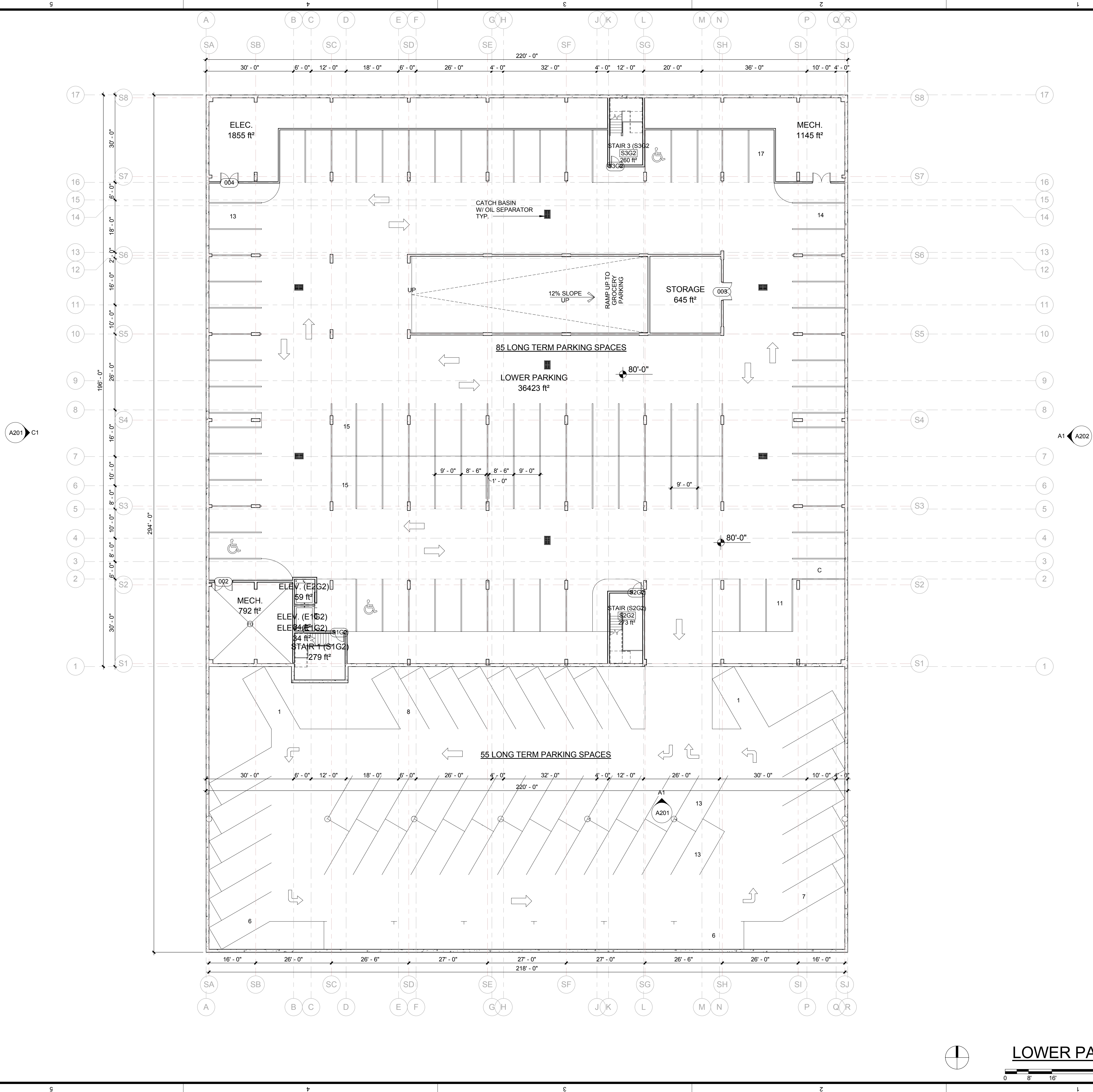
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CHECKED BY: MLM
REVISIONS
10.6.17 DESIGN REVISIONS
10.17.17 PER CITY COMMENTS
11.28.17 PER CITY COMMENTS

SITE PLAN

SP-1

TreanorHL NO. DV16.009.00B

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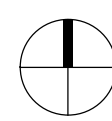
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A100

UNDERGROUND PARKING PLAN

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UPPER PARKING

1/16" = 1'-0"

A1

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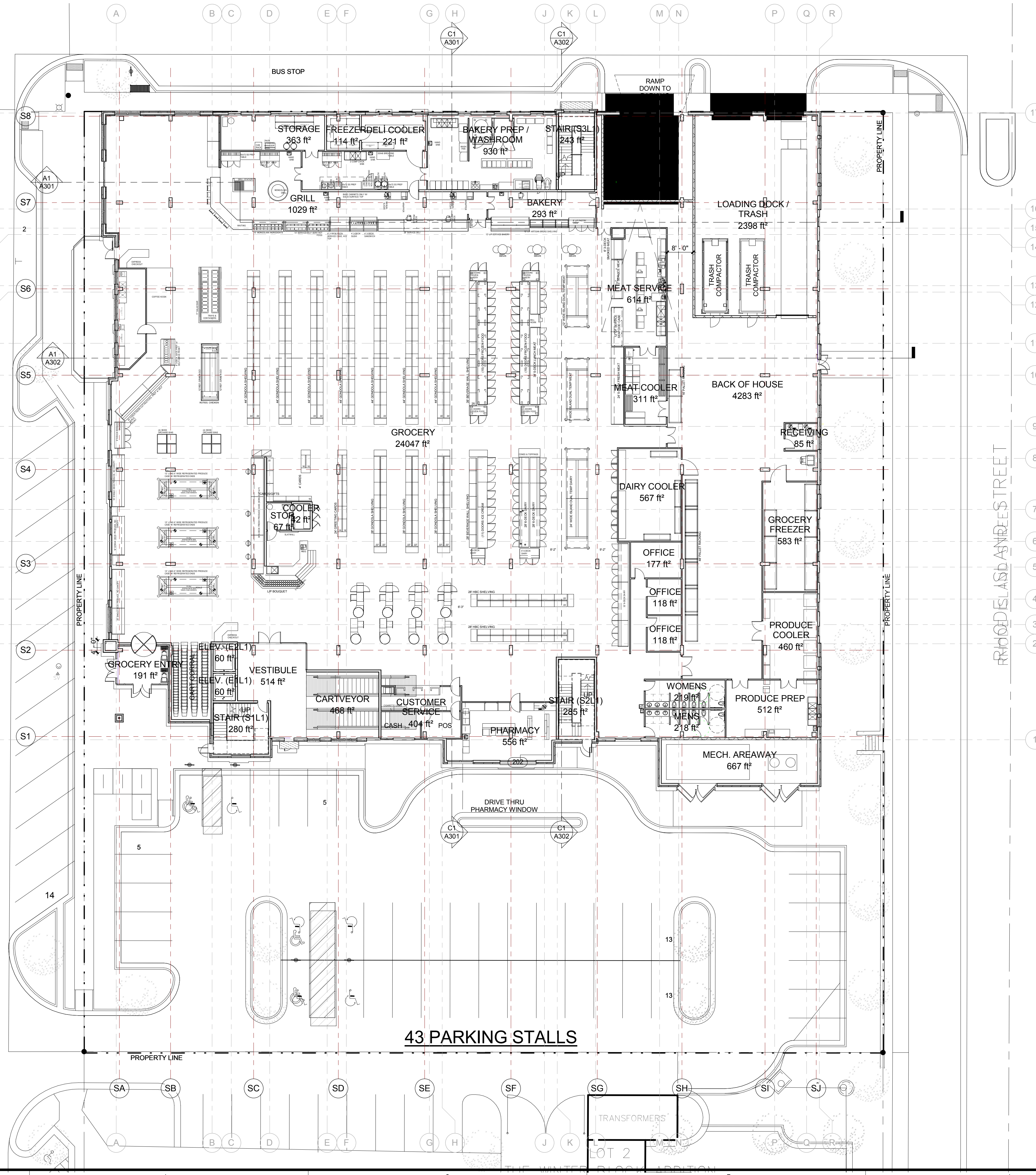
A101

UNDERGROUND PARKING
PLAN

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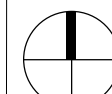
NEW HAMPSHIRE STREET

RHODE ISLAND STREET



NOTES TO BIDDERS:

- SEPERATE TENANT FINISH COSTS FOR ENTIRE LEVEL 1
- FINISH COST PER EACH SPACE TO INCLUDE:
 - PARTITION FRAMING
 - 5/8" GYP. BD. TAPED AND SANDED
 - PAINTING
 - CEILINGS
 - GYP. CEILINGS @ 10'-0" AT CIRCULATION SPACES
 - 2'x2' ACOUSTIC TILES ALL OTHER SPACES
- LIGHTING ALLOWANCES:
 - (1) 2x4 FLUOR. PER EA. 100SF.
- ELECTRICAL / DATA: ELEC. OUTLETS EVERY 10FT.
- FLOORING ALLOWANCES:
 - CARPET AT OFFICES
 - SEALED AND POLISHED CONC. AT ALL OTHER SPACES
 - TILE AT RESTROOMS
- ALL RESTROOMS TO RECEIVE WALL TILE TO 8'-0" A.F.F.
- TO



1" = 1'-0"

FIRST FLOOR

A1

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A102

FIRST FLOOR PLAN

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UNIT ANALYSIS	
2ND FLOOR:	
STUDIOS =	7
1 BEDS =	9
2 BEDS =	14
TOTAL =	30

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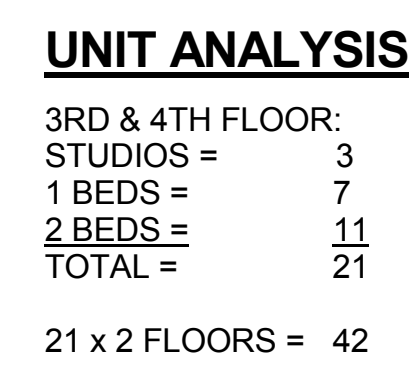
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A103

2ND FLOOR PLAN

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SECOND FLOOR
1/16" = 1'-0" A1



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---------------	--------------

E

D

C

B

A

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WEST ELEVATION C1
3/32" = 1'-0"



SOUTH ELEVATION A1
3/32" = 1'-0"

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A201

ELEVATIONS

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NORTH ELEVATION C1
3/32" = 1'-0"



EAST ELEVATION A1
3/32" = 1'-0"

Elevation Key Notes:

- MODULAR FACE BRICK RED
- SMOOTH CUT LIMESTONE
- LIMESTONE ACCENT HEAD/BAND
- MTL. PANEL
- CEMENT FIBER PANEL (VERT.)
- EIFS
- HARDIE BOARD
- 1" INSULATED GLASS / ALUMINUM STOREFRONT SYSTEM
- GLASS CANOPY w/ PTD. ALUM. FRAMES
- FABRIC AWNING w/ PTD. ALUM. FRAMES
- POWDER COATED STEEL CANOPY
- POWDER COATED ORNAMENTAL STEEL GUARD RAIL
- LIGHT FIXTURE
- CONTROL JOINT
- CAMPBELL PLASTER CORNICE
- BRICK SOLDIER COURSE
- BREAK MTL. TRIM
- PREFINISHED MTL. COPING CAP
- OVERFLOW DRAIN WALL TERMINATION
- 4"x12" FLASHED SCUPPER

Note:

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A202
ELEVATIONS
TreanorHL NO. DV16.009.00B



SOUTH PERSPECTIVE A3



NORTH WEST PERSPECTIVE A2



NORTH EAST PERSPECTIVE A1

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A204
PERSPECTIVES
TreanorHL NO. DV16.009.00B



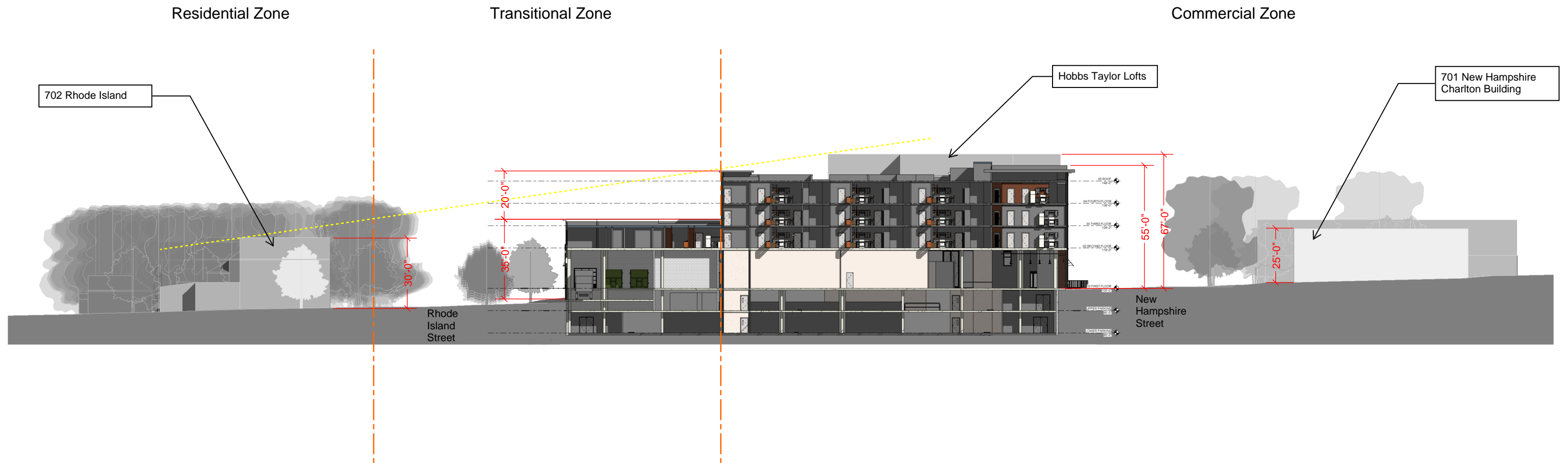












EAST TO WEST BUILDING HEIGHT STUDY
NOT TO SCALE



NORTH TO SOUTH BUILDING HEIGHT STUDY

NOT TO SCALE

From: Phyllis Payne [<mailto:flis48@gmail.com>]
Sent: Wednesday, January 17, 2018 4:34 PM
To: Lynne Zollner <zollner@lawrenceks.org>
Subject: Proposed project 700 New Hampshire Street

Historic Resources Commission

Attn: Lynne Zollner, Administrator

To begin, I'd like to thank Lynne and the staff of the HRC and Planning Department for the detailed analysis of this project. I'd also like to thank the developer for modifying the original plans in order to meet the concerns of the HRC and many East Lawrence residents, especially those of us living on Rhode Island Street. As the owner of 702 Rhode Island Street, directly across the street from this proposed development, I will be greatly affected by this project and I do have some concerns. I am most concerned about the potential impact the construction of this building, especially the excavation of an underground parking garage, will have on my house's foundation. My house is 150 years old and is constructed of soft brick. The excavation will be directly across the street from me since the mass of the building extends from New Hampshire to Rhode Island Street. Any intense construction and drilling so close to my house has the potential to negatively affect the structural integrity of my dwelling. Repairing soft bricks requires special knowledge and techniques that not all masons are familiar with and is also extremely costly.

I recently communicated with the owner 923 Rhode Island regarding my worries about construction damage. His home is across the alley from the Marriott Hotel recently built on New Hampshire Street. He stated, "When we noticed massive vibration was when they were digging the parking garage, so your fears are not without merit. We could feel each blow of their big hammers and shovels, and frequently had items on shelves moving during that time period. In the end, when they were done with the heavy construction, we found cracks in plaster over much of the north and west parts of the house."

The staff report, standards for review, references Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness). It states "Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project." Based on this, I believe it is imperative that the commission consider the possible implications of the proposed construction not just on my house but all the houses that are in near proximity to the project.

In the previous meeting of the HRC in August, I spoke about my personal history on Rhode Island Street. I am a Lawrence native, my family has been here since the 1850's. I grew up in East Lawrence. I was born in a house located at the corner of 8th and Rhode Island Street. That house is no longer there. My family moved to a house located at 7th and Connecticut Street, that house is no longer there. We moved into the house at 702 Rhode Island in 1958. The entire west side of Rhode Island street was filled with houses of different and interesting architectural features. Those houses are no longer there. This neighborhood has been decimated in the name of progress.

What started as a community desire to have a grocery store in East Lawrence has grown into a multi-story building with 70+ apartments constructed over a Price Chopper grocery store in excess of 40,000 sq ft. The mass of the building is huge both in surface area and height. The alley is being eliminated. This part of Lawrence does need a grocery store but not another upscale apartment building. I feel that this proposed project does not maintain or contribute any value to the historic character of the area. Rather, it detracts.

Although the new design is a great improvement over the original proposal, I ask that you consider the potential structural damage to the properties located on Rhode Island Street along with concerns other residents have noted and the fact that the building does not contribute to the historical character of the North Rhode Island Street Historical Area before making your decision to approve this project.

Thank you,

Phyllis Payne

January 17, 2018