ITEM NO. 1: COMMUNICATIONS
A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
B. Disclosure of ex-parte communications.
C. Declaration of abstentions for specific agenda items by commissioners.
D. Committee Reports

ITEM NO. 2: CONSENT AGENDA
A. October Action Summary
B. Administrative Approvals
   1. DR-18-00377 1346 Maple Lane; Demolition Permit; Certificate of Appropriateness
   2. DR-18-00458 826 Pennsylvania Street; Commercial Remodel; State Law Review, Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review and Certificate of Appropriateness
   3. DR-18-00482 1327 Rhode Island Street; I/I Permit; State Law Review
   4. DR-18-00483 846 Missouri Street; I/I Permit; State Law Review
   5. DR-18-00484 937 Massachusetts Street; Commercial Remodel; State Law Review
   6. DR-18-00489 808 Missouri Street; Residential Remodel; Certificate of Appropriateness
   7. DR-18-00490 623 Massachusetts Street; ROW Permit; Downtown Design Guidelines Review and Certificate of Appropriateness
   8. DR-18-00492 701 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
ITEM NO. 3:  PUBLIC COMMENT

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

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

ITEM NO. 4:  DR-18-00297  804 Pennsylvania Street; Commercial Addition; State Law Review and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review. The property is a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places and is located in the 8th & Pennsylvania Urban Conservation Overlay District. Submitted by Paul Werner Architects on behalf of Ohio Mortgage Investors, property owner of record.

ITEM NO. 5:  DR-18-00396  945 Kentucky Street; Residential Rehabilitation; State Law Review, Oread Design Guidelines Review and Certificate of Appropriateness. The structure is listed as a contributing structure in the Oread Historic District, National Register of Historic Places, and is located in the Oread Neighborhood Conservation Overlay District. The property is also located in the environs of the Oread Neighborhood Historic District (1000 Block west side of Tennessee Street and 1000 Block east side of Ohio Street), and the Charles and Adeline Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Dale Nimz on behalf of Michael Heitmann, property owner of record.

ITEM NO. 6:  DR-18-00397  1215 Delaware Street; Residential Addition; Certificate of Appropriateness. The structure is located in the environs of the John & Mina Madson House (1208 Delaware Street), Lawrence Register of Historic Places. Submitted by Forward Design Architecture on behalf of Christian Beer, property owner of record.

ITEM NO. 7:  DR-17-00344  700 New Hampshire Street; Demolition and New Construction; Downtown Design Guidelines Review and Certificate of Appropriateness. The property is located in the Downtown Conservation Overlay District. The property is also located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street), Luke A. J. Griffin House (645 Rhode Island Street), Lawrence Register of Historic Places. Submitted by TreanorHL on behalf of Treanor Investments, LLC, property owner of record.
ITEM NO. 8

DR-18-00499  311, 317, 401, 409, 415, 501, 505 N 2nd Street; New Mixed-Use Development; Certificate of Appropriateness. The project is located in the environs of the Union Pacific Depot, Lawrence Register of Historic Places. Submitted by Paul Werner Architects on behalf of, Abfield Investments, City of Lawrence, Douglas Co. Kaw Drainage District, D & D Rentals Lawrence LLC, Exchange Holding LLC, HDD of Lawrence LLC, Kaw River Estates, LLC and Riverfront Properties of Lawrence, LLC, property owners of record.

ITEM NO. 9

DR-18-00503  1040 Massachusetts Street and 1041 and east side 1000 Block New Hampshire Street; Demolition, New Mixed-Use Structure and New Parking Structure; Downtown Design Guidelines Review and Certificate of Appropriateness. The project is located in the Downtown Conservation Overlay District. The property is also located in the environs of the English Lutheran Church (1040 New Hampshire Street), the Douglas County Courthouse (1100 Massachusetts Street), and the Watkins Bank Building (1047 Massachusetts Street), Lawrence Register of Historic Places. Submitted by Matthew S. Gough, Barber Emerson, L.C., on behalf of Allen Press, Inc.; Allen Realty, Inc. property owner of record.

ITEM NO. 10

DR-18-00500  1336 New Hampshire Street; New Accessory Structure; State Law Review. The property is listed as a contributing structure in the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places. Submitted by Hernly Associates, Inc. on behalf of Kelly Sartorius, property owner of record.

ITEM NO. 11: MISCELLANEOUS MATTERS

A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since October 18, 2018.
   (1) SV-18-00531; 6 E 6th St/1 Riverfront Plaza

B. Review of any demolition permits received since October 18, 2018.

C. Provide comment on Plan 2040 https://lawrenceks.org/pds/comp-plan/

D. Miscellaneous matters from City staff and Commission members.
   (1) Resolution No. 7269 – Updated Ethics Policy
A. SUMMARY

DR-18-00377 1346 Maple Lane; Demolition Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Demolition Permit

The environs definition for the John G. Haskell House allows for this project to be reviewed administratively. Documentation was submitted to meet demolition permit requirements.

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.
A. **SUMMARY**

DR-18-00458 826 Pennsylvania Street; Commercial Remodel (awning); State Law Review, Certificate of Appropriateness and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review.

B. **PROJECT DESCRIPTION**

Commercial Remodel Permit for a new awning. The design of the awning was approved with the original design review application for an addition to the structure. (DR-15-00591)

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)

Design Guidelines 8th and Penn Redevelopment Zone (8th and Pennsylvania 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 Design Guidelines 8th and Penn Redevelopment Zone 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).
A. SUMMARY

DR-18-00482 1327 Rhode Island 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-18-00483 846 Missouri 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).
A. SUMMARY

DR-18-00484 937 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Commercial Remodel Permit for interior work.

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-18-00489 808 Missouri 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.
A. SUMMARY

DR-18-00490 623 Massachusetts Street; ROW Permit; Downtown Design Guidelines and Certificate of Appropriateness Review

B. PROJECT DESCRIPTION

Right of Way 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.
A. SUMMARY


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).
A. SUMMARY

DR-18-00493 900 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review and Certificate of Appropriateness

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-18-00509 106 North Park Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness

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.
Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: November 15, 2018
RE: Item No. 4: DR-18-00297 804 Pennsylvania Street deferred from September 20, 2018 Agenda

Background
At their September 20, 2018 meeting, the Historic Resources Commission (HRC) referred DR-18-00297, 804 Pennsylvania Street, to the Architectural Review Committee (ARC).

ARC Meeting
The ARC met with the applicant on October 2, 2018 and October 8, 2018 to review the project. The following items were agreed upon:
1. The garage doors on the north elevation will be maintained in the design.
2. The north elevation of the existing glass structure will be redesigned to have larger glazing panels and the door on the west end with glazing panel above will be modified.
3. The north elevation of the addition will have an all glazing aluminum storefront system.
4. The shed roof of the addition that sheds south to north will maintain the height as proposed.
5. The west elevation will be clad with natural stone to match as closely as possible the stone on the historic structure.
6. The west elevation of the addition will be have two aluminum windows with precast lintels.
7. The west elevation of the addition will have a parapet. (See attached drawings.)

ARC Recommendation

The ARC recommends approval of the final design agreed to by the applicant and the ARC and submitted with this memo.

The ARC recommends the commission direct staff to review the final building materials and any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.
Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: November 15, 2018
RE: Item No. 5: DR-18-00396 945 Kentucky Street deferred from September 20, 2018 Agenda

Background
At their September 20, 2018 meeting, the Historic Resources Commission (HRC) referred DR-18-00396, 945 Kentucky Street, to the Architectural Review Committee (ARC) to work on the front porch design and the roof of the existing rear addition.

ARC Meeting
The ARC met with the applicant on October 4, 2018 to review the project. The applicant worked with the ARC and the following items were agreed upon:
   1. The front porch will be redesigned and will have stone piers with wood skirt, wood porch rail, and wood columns.
   2. The addition will have a shed roof.

ARC Recommendation
The ARC recommends approval of the final design agreed to by the applicant and the ARC and submitted with this memo.

Staff Recommendation
Staff recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.
DECK SURFACE, TYP.
3'-0" MIN ABOVE
1 1/2" GAP, TYP.
4X4 POST AT MIDSPAN OF OPENING, TYP.
A-501

CENTER 1X4 BALUSTER ON POST
PAINT ALL BOARDS WHITE, TYP.

3 1/2" 3 1/2" 1'-7" 3 1/2"
1 1/2"

3 1/2" 1 1/2"

PORCH COLUMN
2X4 HANDRAIL
4X4 POST AT MIDSPAN
2X6 CAP, COPE AROUND COLUMN
1X4 TRIM
2X2 STOP
1X4 BALUSTER
1X4 TRIM
2X4 BOTTOM RAIL
1/2"

PAINT ALL BOARDS WHITE, TYP.

945 Kentucky Street
AK Allen House Restoration
945 Kentucky
18-053
MTW
ADT

Details

Lawrence, KS

REVISIONS

SCALE: 1/2" = 1'-0" Enlarged Elevation
SCALE: 1 1/2" = 1'-0" Section Detail

A-501

The Envelope

A-501
Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: November 15, 2018
RE: Item No. 6: DR-18-00397 1215 Delaware Street deferred from September 20, 2018 Agenda

Background
At their September 20, 2018 meeting, the Historic Resources Commission (HRC) referred DR-18-00397, 1215 Delaware Street, to the Architectural Review Committee (ARC) to work on the roof structure of the new addition.

ARC Meeting
The ARC met with the applicant on October 8, 2018 to review the project. The applicant worked with the ARC and the following items were agreed upon:

1. The addition will be attached with a small hyphen that has a window on the east elevation.
2. The addition will have a gable roof.

ARC Recommendation
The ARC recommends approval of the final design agreed to by the applicant and the ARC and submitted with this memo.

Staff Recommendation
Staff recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.
Beer Residence
1215 Delaware Street
Lawrence, Kansas 66044

JOB NO 1114

PROPOSED EXTERIOR ELEVATIONS

FORWARD DESIGN | ARCHITECTURE

FORWARD DA
1900 W 71ST TER
PRAIRIE VILLAGE, KS 66205
DESIGNFWD.COM

FORWARD DA
1900 W 71ST TER
PRAIRIE VILLAGE, KS 66205
DESIGNFWD.COM

11/17/14

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1A
WEST ELEVATION - 02
SCALE: 1/4"=1'-0" FULL, 1/8"=1'-0" HALF

1A
11/17/14

A204
Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: November 15, 2018
RE: Item No. 7: DR-17-00344 700 New Hampshire Street deferred from January 18, 2018 Agenda

Background
At their January 18, 2018 meeting, the Historic Resources Commission (HRC) referred DR-17-00344, 700 New Hampshire Street, to the Architectural Review Committee (ARC) to work on the project including the following items identified in the January 18, 2018 staff report.

1. Change the rhythm of the New Hampshire Street division elements to reflect the significant character defining element of the 25 foot and 50 foot 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 Street 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.

**ARC Meetings**

The ARC met with the applicants multiple times from March 1, 2018 to August 23, 2018 to review the project. Below are the outcomes.

1. Change the rhythm of the New Hampshire Street division elements to reflect the significant character defining element of the 25 feet and 50 feet pattern ratios. This expression should be reflected appropriately with the associated upper stories. Recessed upper balcony areas should be removed.

   *The divisions of the building on New Hampshire Street were adjusted to remove small sections of building division. The interior corner element is now proposed to be approximately 25 feet. The remainder of the New Hampshire Street façade has an established rhythm with two sections being equal width separated by a smaller section. The northern most section is similar in width to the section that separates the equal sections. None of these sections are derivatives of 25 feet.*

   The expression of the pattern of building sections is now associated with the upper stories.

   *Recessed upper balcony areas still remain.*

   The ARC and the applicant agreed to these changes.

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.

   *Changes were made to the division, fenestration, roof forms, and materials to mitigate the mass of the east façade.*

   The ARC and the applicant agreed to these changes.
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.

_The height of the northwest corner of the building is approximately 1 foot taller than the height of the corner element at the southwest corner of the structure._

The ARC and the applicant agreed to these changes.

4. Opportunities to reduce the mass as it is too large for the site.

There was no consensus on this item. The applicant could not reduce the overall mass of the structure and meet their program needs. Some members of the ARC are of the opinion that the mass of the structure is too large for the site.

5. Opportunities for the historic alley area to remain open.

The program for the project could not allow for adjustment to the loss of the historic alley area that creates a mid-block separation. Some members of the ARC determined that limiting the size of the building on the site or designing the structure to run north and south to keep a mid-block separation would be appropriate.

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.

_Storefront areas were adjusted to have a modern interpretation of a three-part storefront system with bulkhead, glazing area, and transoms. One additional pedestrian door was added to the New Hampshire Street elevation on the northern end of the building. Fenestration and continuous material was provided on the 7th Street elevation to reflect downtown patterns of numbered streets secondary façades. Bulkheads, glazing, and transom areas are also utilized in this design._

The ARC and the applicant agreed to these changes.

Pedestrian access all along the New Hampshire Street elevation was not provided. The programing for a grocery store/one-tenant use does not allow for multiple access points along New Hampshire Street. Some members of the ARC continue to be concerned for the lack of pedestrian connectivity of the building to the primary street.
7. The proposed glazing elements on the street level facades should be modified to reflect a pedestrian scale.

The proposed glazing elements on the street level facades have been modified to reflect the pedestrian scale found on historic structures on Massachusetts Street that have a tall floor to ceiling height. The three part storefront has been utilized to help create pedestrian scale.

The ARC and the applicant agreed to these changes.

8. Materials should be modified as large scale panel materials are not appropriate.

The materials on the street level façades have been changed to brick and stone. The majority of upper floor material is brick. Some large panel Hardie board is maintained on the New Hampshire Street upper level elevation next to the modern glass entry element. Large Hardie board panel system is also used on the south elevation to the ground level.

The ARC and the applicant agreed to these changes.

Note: Drawings indicate the use of built-up PVC cornices. This was not discussed in the ARC meeting and may not be a compatible material for the district or environs. This should be reviewed with the final building materials by the Historic Resources Administrator.

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.

The windows and glazing patterns have been redesigned to be reflective of the historic environs and downtown by creating windows and patterns that are proportionally more vertical than horizontal. The windows have been redesigned to be in scale with the overall scale of the building. The recessed areas with balconies will remain.

The ARC and the applicant agreed to these changes.

10. The New Hampshire Street elevation should reflect more of a primary and not a secondary elevation.

The New Hampshire Street elevation has been redesigned to reflect more of a primary elevation. However, the absence of pedestrian entrances on this elevation continue to create a secondary elevation appearance.
The ARC and the applicant agreed to changes on this elevation to help the street level façade appear as more of a primary elevation. Some members of the ARC are of the opinion that the lack of pedestrian doors on this elevation creates the appearance of a secondary elevation. The applicant added one pedestrian door to the north end of the structure. The applicant’s program for the structure does not allow additional doors on this elevation.

11. There should be several accented pedestrian entrances on the New Hampshire Street elevation in addition to the proposed corner entrance.

*One new pedestrian entrance was added to the New Hampshire Street elevation. (One single leaf entrance door was existing on this elevation.)*

The ARC and the applicant did not come to consensus on this item. The applicant’s programming for the structure will not allow additional pedestrian entrances on the New Hampshire Street elevation.

12. Additional landscaping should be provided on New Hampshire Street adjacent to the parking lot.

This item will be addressed with the site plan review for the project.

13. Appropriate landscaping should be included on the east property setback but the setback should read as a transition and partial open space.

*The applicant has proposed a landscape plan that includes a mixture of columnar trees, evergreen shrubs, ornamental trees, and ground cover. A paver area is proposed that will have a location for sculpture and decorative benches will be placed adjacent to the sidewalk.*

The ARC and the applicant agreed on this landscaping plan. Some members of the ARC were of the opinion this plan mitigates some of the impact of the structure on the environs of the listed properties.

Note: This item will also be reviewed with a required site plan review and may need to alter based on that Land Development Code review.

14. Upper stories should have a development pattern that is a continuation of the street level façade.

*The upper stories have been redesigned to have a development pattern that is a continuation of the street level façade.*

The ARC and the applicant agreed to these design changes.

15. Investigate opportunities to reduce the overall building height by the reduction in floor to ceiling heights.
The applicant cannot reduce the overall height of the structure due to the programming of the project.

Some members of the ARC continue to be concerned about the overall height of the structure.

**ARC Outcome**
The ARC is of the opinion they have completed the task given to them by the HRC at the January 18, 2018 meeting. The items that were able to be addressed do make the proposed structure meet more of the Downtown Design Guidelines. Consensus by the ARC members and the applicant was not possible on all of the items to be reviewed. The ARC is making no recommendation to the HRC.

**Staff Review**

**Certificate of Appropriateness**
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, out of scale, the mass is too large, and the structure covers too much of the site to the east of the center of the block for the environs of the McAllaster Residence. The mass of this structure is based on the programming for the project, and there is no way to make a structure of this size and associated scale compatible with the historic McAllaster Residence environs. The proposed structure’s location on the site and site coverage dominates the residential environs to the east. Because of the large size, scale, massing and site coverage, 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.

**Downtown Design Guidelines Review**
The final revised plan submitted with this memo meets more of the Downtown Design Guidelines than the previous version of the project. Architectural details have been refined to make the exterior character of the structure more compatible with the overlay district. However, due to the programming of the project, alterations were not made to meet several significant challenges for the project. The primary challenges for this project are the size, massing, site coverage, and lack of pedestrian access points on the New Hampshire Street façade. The size, massing, and site coverage are interrelated.

The proposed new structure does not meet the historic patterns of the overlay district and it is different from the recent new structures on New Hampshire Street in mass and lot placement. All of these buildings are bounded by a mid-block alley or interruption. This relates to the historic townsitie plat and limits the mass of the structures. While the primary façades of these buildings are divided to mitigate the visual mass of the structures from New Hampshire Street, the limitation of the size of the buildings at the center of the block, typically the area associated with historic alleys, mitigates the size and mass on the secondary elevations. The proposed
structure is almost the entire length of the block along 7th Street, and while a portion of the elevation reads as a numbered street elevation and there is some division in the elevation, it is not successful because the building covers all but 20 feet of the block face. While the 20 foot setback of the building from the east property line helps to mitigate some of the impact of the mass created by the size of the structure, the lot coverage of all but the 20 feet of the lot for approximately 210 feet from north to south creates a large building mass that is not consistent with the current or historic overlay district structures. If the mass of the building was redirected to the south to keep the center block division, the building would reflect the original townsite plat of 117 foot deep lots. This 117 foot block division is expressed in almost all of the overlay district with the exception of free standing buildings in the district and in a few areas where the alley has been vacated by the city (the alley vacation between Vermont Street and Massachusetts Street in the 600 block and the alley between Massachusetts Street and New Hampshire Street in the 600 block). While the project does not reflect this character defining feature of the overlay district, the property has been replated to allow development to cover this mid-block division pattern. When the property was replated, the historic alley right of way was vacated by the city. With the vacation, the city allowed for the alley to be closed as a public right of way.

The lack of pedestrian access from the building to New Hampshire Street is a concern for staff. New Hampshire Street should be the primary façade with pedestrian interaction. In the 190 linear foot New Hampshire Street façade, there are only two access points to the pedestrian sidewalk – one at each end of the structure. The current programing for the project does not allow for additional access points.

Guideline 1.9. states, “It is understood that a project might not meet every guideline in order to conform to the document’s intent.” The proposed project appears to meet many of the design guidelines. The applicant has worked with the ARC to mitigate the impact of the project in areas where it does not meet the guidelines. While the proposed project does not reflect all of the overall patterns of the overlay district, it does relate to the existing new construction on New Hampshire Street.

Staff Recommendation

Certificate of Appropriateness
In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will significantly encroach on, damage, or destroy the landmarks or their environs and deny the Certificate of Appropriateness for the proposed project.

Downtown Design Guidelines Review
Staff recommends the Commission find that while the proposed project does not meet all of the Downtown Design Guidelines, the project as proposed with this memo meets the overall intent of these development and design standards.

Staff also recommends that the Commission direct staff to review and approve the final building materials and any other minor alteration to the project as an administrative review. If the materials or changes do not meet the intent of the Commission’s approval,
the project will return to the Commission for review. Any significant change will return to the Commission for review.
Note:
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UNIT ANALYSIS

3RD & 4TH FLOOR:

STUDIOS = 3
1 BEDS = 7
2 BEDS = 11
TOTAL = 21

21 x 2 FLOORS = 42

987 ft² 2 BED
1043 ft² 2 BED
716 ft² 1 BED
1236 ft² 2 BED

Note:

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Issued For:

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Lawrence Historic Resources Commission

Item No. 8

311, 317, 401, 409, 415, 501, 505 N. 2nd Street

DR-18-00499

North 2nd Street Riverfront Development

11/15/2018

Applicant

Standards for Review

Chapter 22

• Standard 1
• Standard 2
• Standard 9
• Environs of Union Pacific Depot (402 N. 2nd Street)
  ◦ Area 2

Associated Cases
Z-18-00505 Rezoning
PP-18-00504 Preliminary Plat
PDP-18-00506 Preliminary Development Plan

Request

The applicant proposes to develop a mixed use development that will include office, commercial, and residential uses in mixed use structures. The project includes keeping one historic structure in its current state (317 N. 2nd Street), the rehabilitation of two historic structures (401 N. 2nd Street and 311 N. 2nd Street), the demolition of five structures, and the construction of four mixed use structures. No alterations are proposed for the structure located at 317 N. 2nd. The project will be constructed in phases. This application is for Phase I.

Reason for Request

The property is located in the environs of the Union Pacific Depot located at 402 N. 2nd Street.

Staff Recommendation

Staff recommends the project be referred to the Architectural Review Committee only for the addition to 311 N. 2nd Street and the height of the structure proposed to the north of 401 N. 2nd Street.

Staff also recommends that that the Commission direct staff to review all building materials and minor changes for the project as an administrative review. If the materials and changes do not meet the standards, the project will return to the Commission for review.

Project Description

The development project proposed with this application encompasses the property along N. 2nd Street from the levee to the north and west and to the Union Pacific Railroad right of way to the east. The anticipated northern boundary when the final phase of the project is complete will be in line with Lyon Street. The project will be constructed in phases. This application is for Phase I.

Demolition

The project includes demolition of five structures.

The first structure to be demolished is a grain elevator. This structure was constructed between 1912 and sometime in the 1920s according to information provided by the applicant. The structure is no longer used for its original purpose and is currently absent of use. The structure maintains
its historic form. The siding is in poor condition. The structure is not secure from the elements. Structural members need repair and replacement.

A storage building located at 409 N. 2nd Street is also proposed to be demolished. This structure is dated by the Douglas County Appraiser’s Office as constructed c. 1930. The brick building is located directly adjacent to the north addition of the building located at 401 N. 2nd Street. The building has a flat roof with a parapet and fenestration on two sides of the structure. The building is currently used for storage and is in poor condition on the exterior. Staff has not viewed the interior of the structure.

The structure located at 415 N. 2nd Street will be demolished as part of the proposed project. This structure was also constructed c. 1930 according to the Douglas County Appraiser’s Office. However, there are some indications that the date of construction may be before this date for at least some portions of the structure. The structure has a flat roof with a parapet and non-original lap siding. The structure appears to be in poor condition. Staff has not viewed the interior of the structure.

The existing house located at 501 N. 2nd Street is proposed to be demolished as part of the project. This structure is identified by the Douglas County Appraiser’s Office as constructed c. 1918. A portion of a previous structure of this date may exist in this structure, but the exterior of the structure gives no indication of this date of construction. The foundation appears to be a concrete slab and the siding is predominately wood panel.

The existing house located at 505 N. 2nd Street will also be demolished with this proposed project. The Douglas County Appraiser’s Office identifies the date of construction for this structure as c. 1880. Portions of the house reflect a structure that could date to this period of construction. New additions affect all elevations of the structure. The primary sheathing is a vertical panel product.

Rehabilitation

Two structures are proposed to be rehabilitated as part of this project.

The building located at 311 N. 2nd Street is a one-story limestone structure with a flat roof and parapet. The primary elevation faces east. The building is an “L” shaped plan and a shed addition has been added in the void of the “L” space. The Douglas County Appraiser’s Office identifies the date of construction as 1930. The proposed project will utilize the existing structure but will infill the void of the “L” shape and add three stories above the existing one-story building. The garage openings on the main façade will be maintained and will have aluminum storefront systems. One single leaf pedestrian door will be located in the new storefront system and the existing pedestrian door on this elevation will be maintained. The three story addition will be structured to encompass the historic structure by placing structural columns outside the footprint of the historic structure. The three story addition will have asymmetrical fenestration on all four elevations. The height of the structure will be 57 feet 4 inches to the top of the highest parapet and 62 feet 4 inches to the top of the elevator shaft and stair tower. All four elevations will have balconies. Proposed materials include: stucco, EIFS, brick, thin brick, natural stone, manufactured stone, metal panels, and fiber cement panels.

The building located at 401 N. 2nd Street will also be rehabilitated. This rehabilitation will include removing a non-historic addition and constructing a new addition to the north of the structure. A small 360 square foot addition is also proposed for the west elevation of the existing structure.
The existing structure is a brick masonry structure with the majority of the walls covered with stucco. Information provided by the applicant dates the structure to the 1860s. The current appearance of the structure may indicate that the building postdates this construction date or was updated with new architectural features to modernize the structure as was typical for structures historically. Buildings are shown in this location on the Sanborn Fire Insurance Maps from 1889. The Douglas County Appraiser’s Office identifies the construction date as 1910. The proposed project will maintain the historic two-story structure. An addition that was constructed in 1988 to the north of the historic structure will be removed. In the same location a new 1,300 square foot addition will be constructed. The new brick addition will be one-story with a traditional commercial storefront on the east elevation. The roof will be flat with a parapet. The height of the addition is 16 feet 6 inches. A hyphen between the historic structure and the new addition will be recessed and will be sheathed with stucco. This two-story section of the addition will allow for access stairs to the second floor of the historic structure. A small 360 square addition will be added to the west of the historic structure for a kitchen addition. This addition will be sheathed with stucco and will have a flat roof with a parapet to screen rooftop mechanical equipment.

**New Construction**

The proposed project includes the construction of four new buildings in this review phase of the project. All of the buildings are similar in architectural design although they vary in size. Building materials include: stucco, EIFS, brick, thin brick, manufactured stone, natural stone, cementious panels, metal panels, and wood sheet materials. Architectural design is dominated by a pattern of vertical bays most of which are repeated, but they are always separated by at least one bay. The roof is flat with a parapet that varies in height corresponding to the bay below. Some of the parapets are accented with cornices. Fenestration is also a rhythmic pattern that is repeated. The windows and upper level doors onto balconies that are both protruding and recessed are all of similar size in height and are always divided into multiple panes. All buildings have divided aluminum storefronts at the ground level on at least one elevation of the structure. Building planes project and recess often corresponding with the dominate bays of the façade.

The building that fronts N. 2nd Street is approximately 353 feet long from north to south and 80 feet east to west. The five-story building is 62 feet 6 inches tall to the top of the highest parapet and 67 feet 6 inches tall to the top of the stair tower and elevator shaft. An aluminum storefront system with three pedestrian single-leaf doors is located on the south end of the east elevation. There is a sidewalk proposed to be adjacent to this pedestrian level of the structure. The upper floors reflect the architectural style of the development. The ground floor of the west elevation has two garage doors in addition to a pedestrian door at the north end of the structure and the storefront area at the south end of the structure.

The southernmost building on the property identified on the applicant’s layout as Building V is smaller than the other three new construction buildings. It is 215 feet 7 inches long and 83 feet wide. The six story building is 76 feet 6 inches to the tallest parapet at its highest above grade location and 81 feet 6 inches from this location to the top of the stair tower and elevator shaft. Storefront glazing is on the west and partial north elevations. Garage access is located on the south elevation.

The two structures on the western boundary adjacent to the levy are identified as similar to each other. They are 104 feet 2 inches from the lowest point on the site to the top of the highest parapet and 109 feet 2 inches when the stair tower and elevator shaft heights are included. (This height is not measured per the Land Development Code measurement method.) The buildings
are approximately 318 feet long and 80 feet wide. Storefront systems are on the west elevations of the structures. The garage entries are located on the east elevations.

**Project Review**

Union Pacific Depot was constructed in 1888-1889. It was designed by Henry Van Brunt of Van Brunt and Howe, Kansas City. The depot was an active passenger depot until 1971 and was used as a freight depot until 1984. After significant activism by Lawrence residents and the City of Lawrence, the depot was deeded to the City of Lawrence in 1991. The depot has been completely rehabilitated and is used by the city as an event space. The depot is significant for its association with the history and development of the railroad in Kansas, the history and development of Lawrence (including the activism to save the depot), and its architecture. The historic structures located on N. 2nd Street in the project area have been in the environs of the depot since they were constructed, and they are historically part of the environs of the depot.
By 1889 when the Union Pacific Depot was constructed, the west side of Bridge Street (now N. 2nd Street) to Maple Street in the proposed project area was an established commercial strip. Properties to the west of N. Massachusetts Street were predominantly residential. The commercial nature of the west side of N. 2nd Street continued to be dominant until the structures were removed. Residential structures were the forms north of Maple Street.

The identification of key features, including architectural elements and setting, are the beginning basis for project review of historic structures whether they are listed individually, as part of a district, or located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of what constitutes character-defining elements. Character-defining elements include, but are not limited to, the overall shape of the buildings, roof forms, materials, decorative details, size, setbacks, and scale found in the area. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.
Demolition of Structures
The proposed project will demolish 5 existing structures. Demolition of structures, both primary and accessory, is often not beneficial for the environs of a listed property because it could alter the historic character defining elements of the area. The primary focus of review for the demolition of structures has the potential to affect: setbacks, rhythm, spatial relationships, materials, height, massing, scale, and site coverage patterns of the area.

All five of the structures to be demolished are historic. (The National Park Service standard for a historic structure is 50 years or older.) Two of the historic structures represent commercial structures fronting N. 2nd Street, two of the historic structures represent the residential structures north of Maple Street, and one structure is associated with agricultural uses of property located in the proposed project area. Evaluating historic structures to determine if they are character defining elements of the environs of a listed property includes a determination of the property's architectural integrity in addition to the property's age. The property must convey sufficient exterior architectural character to convey its historic appearance, including any additions that may have achieved historic significance in their own right. A property must also be in a physical state that allows for the preservation of the structure. Using these three criteria, the grain elevator and the structure located at 409 N. 2nd Street are character defining for the environs. The houses located at 501 and 505 N. 2nd Street as well as the commercial structure located at 415 N. 2nd Street no longer maintain sufficient architectural integrity to be contributing structures to the environs of the listed property.

The Sanborn Fire Insurance maps show that commercial development in the 300 and 400 blocks of N. 2nd Street and residential development north of Maple Street has existed since 1889. While the four buildings proposed for demolition are no longer character defining due to the loss of the integrity of the structures, the demolition of these structures will alter the environs of the listed property. The primary character of the environs that will be impacted will be the spatial relationships, building forms, site coverage, rhythm, and height. The proposed demolition of the five structures does not meet Standard 2.

Because the demolition of structures has the potential to impact the environs of a listed property, compatible new construction should always be part of a demolition project. The applicant proposes a new structure that will front N. 2nd Street and will replace the four buildings. While this new structure has the potential to mitigate the demolition of 409 N. 2nd Street and 415 N. 2nd Street, it will not mitigate the demolition of the houses located at 501 and 505 N. 2nd Street and the grain elevator. While the demolition of these three structures will impact the environs of the Union Pacific Depot, there is no line of sight from the depot to these structures. Staff also notes that the residential area north of Maple Street has been in decline historically as a residential area and these two structures are remnants of the historic residential development of the area. Staff is of the opinion that the demolition of the houses located at 501 and 505 N. 2nd Street and the grain elevator will not damage or encroach upon the environs of the listed property.

While there is no line of sight to the grain elevator, it is shown on the development plan to be located in a parking lot island. Staff recommends the applicant consider retaining this structure as part of the overall project design.
New Construction
Four mixed use structures are proposed with this project. Three of the structures are adjacent to the levee and the fourth runs parallel to N. 2nd Street. All four of the structures utilize multiple materials and creating sections on the elevations as a way to break up the large mass of the structures. Because the final building materials have not been selected, staff should review the final materials with the building permit. Two of the structures adjacent to the levee will have no line of sight to the listed property. The southernmost structure, will only have a very minimal view to the top floor from the listed property. These three buildings adjacent to the levee are located more than 250 feet from the listed property. These three buildings have no direct relationship with the environs of the listed property. These three buildings meet Standard 9.

The fourth building is directly across N. 2nd Street from the listed property. This building has the potential to mitigate the demolition of the existing commercial structures on the site. Historically, the character of this area of the environs had commercial structures that had party wall construction or structures that were placed in close proximity to each other giving the appearance of one long structure along the street. Currently forms exist to indicate this historic pattern. The proposed building, while more solid without any breaks in the façade and longer than the historic pattern, mitigates the loss of the commercial forms of this block by creating this pattern in this location. The proposed building also has a modern storefront system on the east elevation facing the listed property as was characteristic for the historic and current environs. This promotes a sense of entry that is compatible with the environs of the listed property. The proposed building materials are compatible with the environs of the listed property. Preference should be given to stucco, brick, natural stone, and wood. The building, however, is proposed to be five stories.

The commercial strip in this area has historically had structures that were one or two stories in height. Currently the environs has no structures over two stories in height. The building that is directly to the south, 401 N. 2nd Street is two stories. (A new one story addition will be added to the north.) The guidelines for new construction recommend new structures relate to the height of adjacent structures. As a general rule, new buildings should be constructed to a height roughly equal to the average height of existing buildings for the historic period on and across the street. New construction that greatly varies in height from older buildings in the vicinity should be avoided. (Section 22-506.1) The proposed five story structure does not meet this guideline. The new structure will be placed approximately 10 feet from the one-story addition to 401 N. 2nd Street. Being adjacent to a one-story structure with a minimal separation will amplify the disparity height between the new structures. The new structure will not be compatible with the environs of the listed property.

The height of the structure directly relates to the scale and mass of the structure. The applicant has designed the structure with a pedestrian storefront system and building division with varying rooflines and materials to address the scale and mass of the building. An architectural language between the pedestrian level storefront and the upper floors of the structure could provide additional compatibility with the environs.

With a reduction in the height, the proposed structure can meet Standard 9 and will mitigate the demolition of the two existing commercial structures on the site.

Rehabilitation
The proposed project will rehabilitate the structure located at 401 N. 2nd Street by removing a
non-historic addition and adding two new additions. The proposed additions are compatible in size, scale, massing, materials, setbacks, and orientation. The addition proposed for the north of the structure maintains the commercial rhythm and character of the historic environs. This rehabilitation meets Standards 1 and 9.

The building located at 311 N. 2nd Street will also be rehabilitated. The existing structure will have the east façade garage doors replaced with a modern storefront system. This rehabilitation will include a new addition to the northwest corner and a three story addition above the existing structure. The applicant proposes to place support columns outside the footprint of the existing building to support the new vertical addition. Review of new additions, like new construction, should consider 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, and emphasis on horizontal or vertical elements. (Section 22-506(c)(2)) The proposed vertical addition is unique because it does not require review of spatial separation from other buildings. The remainder of the review considerations, however, do apply to a vertical addition.

The ground level addition is compatible in size, scale, site coverage, and materials. The proposed vertical addition is three stories. This three story addition has no common architectural language with the historic structure or the environs of the listed property. The height and scale of the addition are out of proportion with the existing structure and with the environs of the listed property. The patterns and fenestration of the east elevation create horizontal and vertical elements that are not typical for the environs. This structure has a direct line of sight to the listed property. While Standard 9 states that contemporary design for additions should not be discouraged, it also states that the design should be compatible with the size, scale, color, material, and character of the environs. The proposed vertical addition is too tall, is out of scale with the existing structure and the environs, will have large panel materials as exterior sheathing that are not compatible with the environs, and is out of character of the environs. The proposed vertical addition does not meet Standards 1 and 9.

No changes are proposed for the building located at 317 N. 2nd Street.

Staff is of the opinion that the layout design of the overall project meets the standards and guidelines of Chapter 22. Staff is also of the opinion that the three buildings adjacent to the levee and the rehabilitation of 401 N. 2nd Street meet the standards and guidelines with appropriate building materials. The challenges for the project are the building located to the north of 401 N. 2nd Street and the vertical addition to 311 N. 2nd Street. Staff is of the opinion that the architecture for the building located to the north of 401 N. 2nd Street is compatible with the environs. It is the height and related scale of the proposed structure that creates a structure that is not compatible with the environs. Staff would recommend that the Commission refer this portion of the project to the Architectural Review Committee to work on the overall height of the structure. The vertical addition for 311 N. 2nd Street should also be referred to the Architectural Review Committee to work with the applicant on height, scale, size, fenestration, and materials. With some design refinement, both structures can be compatible with the environs of the listed property and meet the standards and guidelines.
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. The certificate shall be evaluated on the following criteria:

1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;

2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;

3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

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

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

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

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

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

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Design Criteria Section 22-506

(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:

(1) Alterations. Specific design criteria for exterior alterations of landmarks and key contributing and contributing properties within historic districts shall be based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in Section 36, Code of Federal Regulation, Part 67, and as revised from time to time; and by further reference to such specific design criteria as the Commission may require for the designation of the landmark or historic district.

(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.

Design Criteria Section 22-506.1
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.

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.

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.

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 stops 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.
Environ for the Union Pacific Depot (402 N. 2nd Street)

The environs for the Union Pacific Depot at 402 North 2nd Street is divided into two areas and the proposed project is located in Area Two.

Area Two Commercial and Industrial Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception of demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator.
The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505, 22-506, and 22-506.1.
NORTH LAWRENCE RIVERFRONT DEVELOPMENT
Applicant

Standards for Review

Chapter 22
- Standard 1
- Standard 2
- Standard 9
- Environs
  - 1047 Massachusetts Street (Watkins Bank Building)
  - 1100 Massachusetts Street (Douglas County Courthouse)
  - 1040 New Hampshire Street (English Lutheran Church)

Downtown Design Guidelines

Associated Cases
SUP-18-00502

Request
The applicant proposes to demolish the structures located at 1041 New Hampshire Street and construct a new mixed use structure that will be located at 1040 Massachusetts Street and 1041 New Hampshire Street. The applicant also proposes to construct a new parking garage south of 1040 New Hampshire Street.

Reason for Request
The property is located in the environs of 1047 Massachusetts Street (Watkins Bank Building), 1100 Massachusetts Street (Douglas County Courthouse), and 1040 New Hampshire Street (English Lutheran Church). The property is also located in the Downtown Urban Conservation Overlay District.

Staff Recommendation

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

Downtown Design Guidelines Review
Staff recommends the project be referred to the Architectural Review Committee for design refinement that will produce a design that meets the intent of the Downtown Design Guidelines.

Special Use Permit
Staff recommends the Commission comment on the Special Use Permit and forward a comment to the Planning Commission and City Commission that the ground floor residential uses requested to be along a portion of New Hampshire Street do not reflect the overall patterns of the historic downtown and are not advocated by the Downtown Design Guidelines. The ground units located internal to the project are supportable if the New Hampshire Street and 11th Street frontages are activated with a mix of commercial, retail, office, and residential amenity uses.
**Project Description**

The proposed project includes a six-story mixed use structure (the New Hampshire Street and a portion of 11th Street are six and a half stories) that will cover the properties located at 1040 Massachusetts Street and 1041 New Hampshire Street. The footprint of the structure will be approximately 50,150 square feet at levels one and two. (A portion of this footprint is a parking area and service area of approximately 15,000 square feet.) The project will connect with structure over the alley at level three to create a mass of 58,158 square feet for levels three to five. The fifth level is set back from the west elevation of the structure approximately 20 feet to create an approximately 52,528 square foot mass for the sixth floor. (These square footage numbers differ from the applicant’s gross square footage number because they are based on site plan dimensions for the mass of the structure.) On the second level on the Massachusetts Street façade, the building is recessed to allow for a terrace. This terrace is primarily on the north elevation, but continues around the corner to the Massachusetts Street elevation. This creates a setback from the primary façade and creates a false front for the second level. The fourth and fifth floor on the Massachusetts Street elevation have two slightly recessed sections of approximately 5 feet.

**Massachusetts Street Elevation (West Elevation)**

The primary façade faces Massachusetts Street with a modern aluminum storefront system at the ground level. This western elevation is divided into five sections at the ground that continue vertically from two to five stories. Each section is a different color brick with the exception of the second to the last section to the south which is large format, fiber cement wall paneling. Above each corresponding brick section, a cementitious panel siding with reveal joints is proposed. The majority of the windows on the upper floors are taller than they are wide. Balconies project over the public right of way. Cornices are proposed on the top of each section and on the top of the fifth story.

**11th Street Elevation (South Elevation)**

The south elevation continues the brick corner element from the Massachusetts Street elevation, and the aluminum storefronts are proposed for the first three bays of the structure that correspond to this brick section. This elevation has one additional one story ground level brick section with upper stories clad in cementitious panels. The section will have a garage door and utilitarian openings. The alley is directly adjacent to this section of the structure. The alley remains open for the first two levels of the structure and the structure crosses over the alley for levels three through six. The eastern half of this elevation is one section that has a glazing system interrupted by brick columns at the ground level, brick on levels two through four, and cementitious panel siding on the sixth floor. The glazing system becomes separated into one and one half stories as the elevation progresses to the east. This is due to the creation of a one half story above grade level. Projecting balconies are also proposed for this elevation. The same cornice line extends the length of the elevation on this portion of the structure. Above the cornice of this section is an aluminum guardrail for the terrace and pool area.

**New Hampshire Street Elevation (East Elevation)**

The eastern elevation continues the brick column and glazing system on the southern end of the elevation. This elevation is divided into three sections with three vertical rows of projecting balconies spaced in approximately thirds of the elevation. The ground level of this elevation is
split with a portion of a story above and below grade making this elevation six and one half stories tall. The structure includes only residential uses and associated residential amenities. There is no mix of uses on this street frontage. The only public pedestrian entrance on this elevation is in the south section of the structure, and it is located at the below ground level. Materials for this elevation include brick, cementitious weather board siding, and cementitious panel siding. Projecting balconies are also proposed for this elevation. This elevation is set back from the property line approximately six feet. A portion of this area will be walkway, and the north approximately 75 feet will be open to the below grade patio for residential units.

North Elevation

The north elevation is recessed approximately 10 feet from the northern property line and is divided into three sections. The alley divides the center of the elevation on the first two levels (drawings show first two and one half levels) with levels three through six crossing over the alley. The eastern section of the elevation is a continuation of the brick element from the east elevation. The remainder of the elevation is a mix of cementitious siding in large format and weatherboard. Projecting balconies also exist on this elevation.

All windows are proposed to be vinyl.

Parking Garage

The project also proposes a 350 foot by 117 foot parking garage on the vacant lots north of 1040 New Hampshire Street. This three level parking structure will face New Hampshire Street with one access point at the north end of the structure. The west elevation mass is divided into seven sections with changes in materials and some change in the height of the parapet that partially screens the third level of parking. Openings are spaced in a rhythm to give the indication of windows. The parking structure is set back from the southern property line 10 feet, from the eastern property line 2 feet 7 inches, and from the western property line 1 foot. The south elevation has three sections with the east and west sections higher than the center section. The east elevation has sections of color and fenestration, and the north elevation has no fenestration. Materials include precast concrete, cementitious panel siding, brick, and cast stone.

Project Review

Certificate of Appropriateness

Environ 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. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property. Section 22-505(B)(9) states that contemporary design should not be discouraged, but should be compatible with the size, scale, color, material and character of the property.

In addition to review by Section 22-505, the proposed alterations and new construction should be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) provides review criteria for new construction. Identified criteria for new construction includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color,
architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission. The design criteria in Section 22-506.1 emphasize review of height, massing, scale, directional expression, setbacks, sense of entry, platforms, roof shapes, rhythm of openings, and imitation of historic architecture.

The proposed project is located in the environs of 1047 Massachusetts Street (Watkins Bank Building), 1100 Massachusetts Street (Douglas County Courthouse), and 1040 New Hampshire Street (English Lutheran Church). Each of these listed properties has an environs definition. (See review criteria.) All three definitions identify the project site of the proposed structure that faces Massachusetts Street, 11th Street, and New Hampshire Street as a commercial form. However, while the environs of the English Lutheran Church recognize the area should reflect the development patterns established for the commercial areas of downtown, it also states that the area should create a transition area between the commercial area, the listed property and the residential area. The proposed garage structure is also in this area of proposed transition.

The greatest challenge for this project, both the mixed use structure and the garage structure, for a Certificate of Appropriateness is the height, mass, and scale. These items are interrelated. The height and mass of the structures dictate that the scale will also be out of proportion with the environs of the listed properties.

No other structures of this size have ever existed in the environs of the listed properties. The Douglas County Courthouse has been the dominant structure for the area. The Watkins Bank Building is a dominant feature on Massachusetts Street because of its size and architectural style. The English Lutheran Church still maintains its significance as a transitional structure between the commercial area to the west and the residential neighborhood to the east. Structures in the environs of the three structures are one and two story commercial structures with the exception of a portion of the environs for the English Lutheran Church which are residential structures.

The overall design of the mixed use structure creates a mass that is a block mass that covers 9 original townsite lots. The mass of the proposed garage covers 7 original townsite lots. This block of mass is not characteristic of the environs of the listed properties. The large mass of the mixed use structure damages and encroaches upon the environs of the Watkins Bank Building and the Douglas County Courthouse. The large mass of the mixed use structure destroys the environs of the English Lutheran Church. There is no other mass located in the environs and there was no mass of this size in the environs historically.

The height of the proposed mixed use structure damages and encroaches upon the Watkins Bank Building and the Douglas County Courthouse. The height destroys the environs of the English Lutheran Church. The height of the proposed structure can be reduced to be more compatible with the environs of Watkins Bank Building and the Douglas County Courthouse. A structure of more than three stories tall will destroy the environs of the English Lutheran Church.

The reduction of height of the proposed mixed use structure from 6 stories to four stories on Massachusetts Street (five with a recessed footprint of the fifth story) and four stories transitioning to five on 11th Street and New Hampshire Street will mitigate the impact of the structure on the Watkins Bank Building and the Douglas County Courthouse. However, this height reduction will not mitigate the impact on the English Lutheran Church. The mass of the structure cannot be reduced due to the program of the structure. It will encroach upon the Watkins Bank Building and the Douglas County Courthouse, and it will destroy the environs of the English Lutheran Church.
Like the mass and height, the scale of the proposed mixed use structure is not appropriate for the environs of the listed properties. Scale is the size of an object in relation to the size of another object. The size of the proposed mixed use structure is much larger than the commercial buildings on Massachusetts Street. The size of the mixed use structure is also larger than the Douglas County Courthouse, the Watkins Bank Building, and the English Lutheran Church. The proposed size of the mixed use structure is intensified by the number of stories of the structure. The mixed use structure is not in scale with Douglas County Courthouse, the Watkins Bank Building, or the English Lutheran Church. Only a significant reduction in size would allow the mixed use structure to be in scale with the listed properties.

Parking Garage

The parking garage structure destroys the environs of the English Lutheran Church. The structure is too tall, too massive, and is out of scale with the church building. While the applicant has tried to mitigate some of the adverse effect of the parking garage on the English Lutheran Church by setting the parking garage back 10 feet from the shared property line, this treatment does not remove the size, scale, and massing of the parking structure. The massing is, however, somewhat mitigated for the structure by vertical divisions that break up the appearance of the mass of the structure.

The large mass and scale of the parking structure has no impact on the environs of the Watkins Bank Building or the Douglas County Courthouse.

Staff is of the opinion that the project, as proposed, does not meet the intent of Chapter 22 and the environs definitions for the listed properties.

Downtown Design Guidelines

The following guidelines apply to the project

PART TWO - PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

4.1 Promote pedestrian-oriented urban forms.

The project meets this guideline for the Massachusetts Street elevation and a portion of the 11th Street elevation by utilizing pedestrian oriented storefront systems. The project is less successful at meeting this guideline on the remainder of 11th Street and the west side of New Hampshire Street because the tall first floor systems do not have interaction with the pedestrian. The split level entrance and street level on New Hampshire Street is not a pedestrian oriented form that is found in the overlay district.

4.2 Maximize connectivity and access.

The project partially meets this guideline for the site. The alley will remain open. Pedestrian access is provided on Massachusetts Street and New Hampshire Street. There is no pedestrian access to 11th Street. Appropriate access is provided to the garage on New Hampshire Street.
4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
Demolition is proposed for the building that exists on the site. A portion of this building is historic. As a stand-alone structure it is significant. With the alterations and additions, it no longer retains architectural integrity.
4.4 Encourage creativity, architectural diversity, and exceptional design.
Design refinement will achieve this guideline.
4.5 Encourage the integration of public art into public and private development.
No public art is currently proposed with the project.
4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
The project meets this guideline for Massachusetts Street and a portion of 11th Street. The remainder of 11th Street does not clearly express the mixed-use activity and does not meet this guideline.
4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
The project meets this guideline.
4.8 Promote safety and appeal through appropriate boundaries and transitions.
The project meets this guideline.

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.
The project meets this guideline. However, the proposed project connects the two forms of the building across the alley on the third through sixth levels of the structure. This is not a pattern for the district and will change the visual separation between structures that is found in alleys in the district. This visual separation is important to keep the visual extension of the 117 foot lot development of the district.
5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.
The project meets this guideline.
5.3 Accent paving shall be used at intersections and mid-block crossings.
This will be addressed with the site plan review.
5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.
The project meet this guideline for street trees. Pedestrian-scale lighting will be addressed with the site plan.
5.5 Existing landscaping features such as raised planters and street trees shall be maintained.
The project meets this guideline.
5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.
The project meets this guideline as appropriate for 11th Street and New Hampshire Street.
5.7 Landscape strips shall be centered around required street trees.
The project meets this guideline as appropriate for 11th Street and New Hampshire Street.
5.8 An irrigation system shall be provided for all plant materials in the landscape bed. This will be addressed in the site plan review.
6. **Block Elements**  

6.1 Buildings should have retail and commercial uses at street level.  
A portion of the project meets this guideline. The Massachusetts Street street level has retail and commercial on the ground floor. A leasing office is located on the 11th Street elevation but there is no pedestrian access to the space. The remainder of the project does not have retail or commercial uses on the street level and does not meet this guideline. Residential uses and associated residential amenities are the only uses located on the street level of New Hampshire Street. A Special Use Permit will be required to allow residential uses on the street/ground level.

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 meets this guideline.

6.4 Buildings located on corner sites are considered anchor buildings and their building form should reflect this designation. Anchor buildings should be larger in scale and massing, and more ornate than adjacent infill buildings.  
The project partially meets this guideline. The mixed use structure should have additional architectural treatments to assert character and prominence on the corner.

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 project meets this guideline.

6.7 Buildings shall reflect the existing topography by providing “stepping down” of the facade. The “stepping down” of a facade helps maintain a sense of pedestrian scale.  
The project does not meet this guideline. The building transitions below grade along 11th Street and the façade does not step down with the building change. This creates a building turned inward and does not interact with the street pedestrian.

6.8 Buildings fronting Massachusetts Street shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entryways and balconies.  
The project meets this guideline.

6.9 Buildings fronting Massachusetts Street should have commercial/retail components at the storefront level.  
The project meets this guideline.

6.10 Buildings fronting Massachusetts Street should reflect the prevailing party-wall construction pattern, with adjacent buildings sharing a common party-wall.  
The project meets this guideline. However, the party-wall on the north of the structure does not extend to the second floor. This creates a faux façade on the west elevation.
6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.

The project does not meet this guideline. The proposed structure is setback 6 feet minimum on the New Hampshire Street elevation to accommodate a level base floor given the slope of New Hampshire Street. The entry portion of the building at the street level is setback 16 feet. The parking garage meets this guideline with the exception of the setback from the southern lot line. The setback from this lot line creates and important greenspace separation from a National, State, and Lawrence registered property. This is important mitigation for the listed property.

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 project partially meets this guideline. The Massachusetts Street elevation divisions vary from approximately 40 feet to 55 feet with none of the sections exact ratios of the development pattern. Other than the 40 foot section, the sections are close to the 50 foot pattern within approximately 5 feet. The upper story facades maintain this pattern for varying from two to five stories. Upper stories behind the varying facades are unified as a whole across the building and not vertically.

The parking garage does not meet this guideline. However, the New Hampshire Street elevation is divided into sections to break up the mass of the structure. Several of the increments are approximately 30 feet.

6.14 Buildings shall maintain the pattern of multiple-story buildings throughout the downtown area. Existing one-story buildings should be considered for compatible redevelopment.

The project partially meets this guideline. The structure is multi-story, but the height of the structure is not within the predominant downtown pattern.

6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.

The project meets this guideline.

6.16 For buildings that provide a separate upper-story entrance on the exterior facade, the street level use entrance should be the primary focus of the building facade while entrances for upper story uses shall be a secondary feature of the building facade.

The project meets this guideline.

7. New Construction

7.1 New infill buildings should be multistory in height, up to and within appropriate limits. The new structure is multistory in height, but is too tall for the site. It is not compatible with other one and two story structures in the downtown district. The Watkins Bank Building and the Douglas County Courthouse provide some context for a taller structure, but the height of this structure is well above the top floor of these structures.
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.

The proposed project does not meet this guideline. The structure is too tall and too long. On Massachusetts Street and a portion of 11th Street lower level façade details help to mitigate this, but the structure does not meet this guideline on the remainder of 11th Street and New Hampshire Street. The story to story heights are too tall and are not a pattern that characterizes the district.

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 proposed structure does not meet this guideline. It does not relate to the floor levels of the Douglas County Courthouse or the Watkins Bank Building. The applicant has measured height to the highest point of a detail on these structures to relate height, but the mass of a structure sets the overall visual height of a structure.

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.

The project partially meets this guideline. The mixed use structure is larger in scale than adjacent structures. However, the length of the building on Massachusetts Street and New Hampshire Street create a continuous block face that is more than one story taller than adjacent structures.

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

Because of the mass of the proposed structures, the overall proportion of the structure is not consistent with the existing historic structures in the district. It is too wide and too tall for the district. The upper floors accentuate this by being one long continuous building.

Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary facade.

The project meets this guideline. The proposed structure has two primary facades as it fronts both Massachusetts Street and New Hampshire Street. The New Hampshire Street elevation does not meet this guideline since it does not employ any commercial/office/retail on the eastern half of 11th Street and on New Hampshire Street.

Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations.

The project meets this guideline.

In cases of infill construction, the width of a building’s façade should fill the entire available space.

The proposed project partially meets this guideline. The Massachusetts Street ground level façade fills the entire available space. The upper floors of the building step back in areas to create outdoor space and on the north elevation to create the required building code setback for windows and projecting balconies in residential units. The New Hampshire Street façade of the mixed use structure does not meet this guideline because of the approximately 10 foot setback from the north property line. A future structure will not be able to have a party wall and the result will be a gap in the streetscape on New Hampshire Street.

The parking garage meets this guideline on the north property line but has a setback of 10 feet from the south property line to protect the adjacent National, State, and Lawrence
register listed property. This is an important setback to mitigate the impact of the new structure on the listed property.

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

The project does not meet this guideline. While some of the building divisions help to achieve the appearance of this historic pattern (the divisions are not derivatives of 25 feet and 50 feet), the new structure is 250 feet long on Massachusetts Street. The façades on New Hampshire Street and 11th Street do not correspond with buildings in the block or in the district.

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.

The project partially meets this guideline. The bay divisions on 11th Street and New Hampshire Street are too wide and do not extend vertically to help reduce the mass of these elevations.

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

With the exception of the two story section of the mixed use structure on Massachusetts Street, the project meets this guideline on Massachusetts Street. These windows are out of proportion with the other buildings in the block. This appearance is accentuated because this is a faux façade at this location. The door opening on New Hampshire Street does not meet this guideline. It has no architectural language that relates to other buildings in the block or in the district.

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

The project meets this guideline.

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.

The project meets this guideline. While actual party-wall construction is not used, the new mixed use structure is placed immediately adjacent to the building to the north on Massachusetts Street along the north property line. The building to the north does not extend to the alley. The building does not use an adjacent wall system from the alley to New Hampshire Street on the north side of the mixed use building. It is set back approximately 10 feet from the north property line partially to allow for residential building code separation and projecting balconies from the property line. This will not allow for future development to have a party wall system. There will be a gap in between buildings created by this setback.

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.
The project does not meet this guideline. Due to the height of the structure, the scale and massing are not consistent with surrounding facades in the block which are smaller in width and shorter in height. The structure does not use the traditional three part storefront pattern on Massachusetts Street that corresponds with the upper floors of the building. The east portion of 11th Street and New Hampshire Street organization of constituent parts is not typical for the block or the district.

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. The project partially meets this guideline. The setback on Massachusetts Street is a zero lot line setback which is consistent with the zero lot line setbacks on Massachusetts Street. The proposed setback on 11th Street is also a zero lot line setback which is consistent with the pattern of the overlay district. The structure is proposed to have a zero lot line setback on the ground floor on the western portion of the north elevation to the north property line, but the second through sixth floors will be recessed ten feet. With future development, this will create a gap in the overall streetscape. New Hampshire Street in this block has some variation to setbacks. The established setback for the west side of New Hampshire Street, however is a zero lot line setback. The proposed structure will be set back approximately six feet from this lot line.

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 project partially meets this guideline. Some of the fenestration rhythm on Massachusetts Street is similar to patterns in the overlay district. The window sizes and glazing to solid is similar to the rhythms in the block. Some windows appear to have a deeper recess than is typical in the block and the district. The western half of the structure on the south elevation meets this guideline. The eastern half of the structure and the New Hampshire Street elevation do not meet this guideline. There are no split level patterns in the overlay district. There are no primary pedestrian entrances at a below grade level (secondary entrances below grade level do exist). The glazing and brick column pattern on these elevations at the ground level is not found in the overlay district. The false front created by the terrace setback at the north end of the Massachusetts Street elevation is not found in the overlay district. Projecting balconies are not a pattern in the overlay district and should not be included in the project.

10. Building 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.

The proposed project partially meets this guideline. Brick is proposed for a portion of the Massachusetts Street elevation. Fiber cement board siding is proposed on ground levels and this does not meet the guideline. Fiber cement board siding at the ground storefront level does not meet this guideline.

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.
Consideration to fiber cement board for upper stories should be given on the south, east, and north elevations. However, fiber cement board, including weatherboard, should not be used for the street level façade.

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

The project partially meets this guideline. Some of the divisions of the structure are compatible from the street level façade to the second to fourth level on Massachusetts Street. Upper floors have non-compatible fiber cement panels on Massachusetts Street. The south elevation has some continuity with the upper levels. If fiber cement panels are a compatible material for this elevation, this elevation would meet the guideline. The south end of the structure up to the fifth floor has compatible materials. If fiber cement board is a compatible material, this elevation will meet this guideline.

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

The proposed structure partially meets this guideline. Brick is used on this elevation. Fiber cement panels are also used on this elevation.

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.

Building code materials will be addressed at the time of the building permit.

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.

The proposed project meets this guideline on Massachusetts Street. The project does not meet this guideline on New Hampshire Street. There is no storefront on New Hampshire Street.

11.5 Solid, non-traditional ‘security-style’ doors shall not be used in primary storefronts.

The proposed project meets this guideline.

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.

The proposed project meets this guideline on Massachusetts Street. The project does not meet this guideline on New Hampshire Street.

11.8 Storefronts may be recessed or extended slightly (typically, 3 to 9 inches) to emphasize the feeling of containment and provide architectural variety.

The proposed project meets this guideline on Massachusetts Street. The project does not meet this guideline on New Hampshire Street.

11.9 Storefronts should provide for a recessed entry.

The proposed project meets this guideline on Massachusetts Street. The project does not meet this guideline on New Hampshire Street.

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.
The proposed project meets this guideline on Massachusetts Street. The project does not meet this guideline on New Hampshire Street. There is no storefront on New Hampshire Street.

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

The proposed project does not meet this guideline on any street. There are no bulkheads on the modern aluminum storefront systems. The New Hampshire Street elevation has no storefront.

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.

The proposed project partially meets this guideline. There is one section of the storefront on Massachusetts Street that is a fiber cement product. This does not meet the guideline. There is no storefront on the New Hampshire Street elevation.

12. Upper Story Façades

12.8 Upper-story façade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).

The proposed project appears to meet this guideline.

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. This was not addressed in the application and can be addressed with the final building material selection.

13. Secondary and Rear Facades

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

The proposed project partially meets this guideline. A portion of the south elevation at the west end of the structure has storefronts. The eastern half of the structure has no storefront or secondary display windows.

13.2 Secondary facades shall contain upper story windows.

The proposed project meets this guideline.

13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.

The proposed project meets this guideline.

13.4 Secondary facades should not directly compete with the primary facade.

The proposed project meets this guideline.

15. Architectural Details, Ornamentation, and Cornices

15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

The proposed does not meet this guideline. There is some variation on the lower level divisions, however the cornice line for 11th Street and New Hampshire Street is one solid architectural element with no divisions or variation in height or detail.

16. Rooflines and Parapets

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. A roof plan was not submitted with the application. The proposed project has the potential to meet this guideline due to setbacks and parapets.

17. Awnings, Canopies, and Marquees

17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical. Modern architectural detail metal awnings are proposed at the storefront level. They are not typical for the overlay district. They do not have a traditional sloped configuration.

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.

The proposed project meets this guideline.

17.4 Movable and stationary awnings should be made of cloth or other woven fabric such as canvas.

The proposed project does not meet this guideline. Proposed awnings are metal.

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. This is not a historic building. However, the metal awnings are in character with the modern architecture of the proposed structure.

The proposed project meets this guideline.

17.6 Vinyl or plastic awnings are not appropriate. Consideration may be given to modern materials that have the appearance of woven fabric.

The proposed project meets this guideline.

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.

The proposed project meets this guideline.

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.

Lighting of the awnings has not been addressed. The project has the potential to meet this guideline.

17.9 Awnings mounted at the storefront level should not extend into the second story of building facade.

The proposed project meets this guideline.

17.10 Upper-floor awnings should be mounted within window openings.

No upper-floor awnings are proposed.

17.11 Awnings shall be narrow in profile and shall not comprise residential design elements such as mansard roof forms or shake shingle cladding.

The proposed project meets this guideline.

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.

Proposed awning extension is not included on the plans. The project has the potential to meet this guideline.

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.
The proposed project meets this guideline.

17.14 Awning fabric or material design should be striped or solid color, using colors appropriate to the period of the storefront.

The proposed metal awnings do not have fabric.

17.15 Awnings should not obscure character-defining features such as arched transom windows, window hoods, cast-iron ornaments, etc.

The proposed project meets this guideline.

### 18. Signs and Signage

All signage will be reviewed with the sign permits. This application does not include the review of any signs. The applicant should note the guidelines for signage in the Downtown Design Guidelines.

### 19. Lighting

19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.

Lighting was not addressed in the application. The proposed project has the potential to meet this guideline.

19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.

Lighting was not addressed in the application. The proposed project has the potential to meet this guideline.

19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.

Lighting was not addressed in the application. The proposed project has the potential to meet this guideline.

### 20. Parking

20.1 Parking lots or structures shall not be permitted to front Massachusetts Street unless the ground floor contains storefront uses. Existing surface parking areas with frontage along Massachusetts Street shall be targeted for redevelopment with appropriate new construction.

The proposed project meets this guideline.

20.2 Surface-parking lots fronting New Hampshire and Vermont Streets shall be contained within the interior of the block.

The only surface parking lot associated with the project is to the west of the alley between Massachusetts Street and New Hampshire Street. This parking lot is screened from view from 11th Street.

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.

The proposed project meets this guideline.

20.8 The materials and design of screening for parking areas should be compatible with the adjacent structures and the district.

The proposed project partially meets this guideline. The entrance to the parking lot encompassed by the mixed use structure is screened from the right of way by a non-descript portion of the south elevation. The entrance to the parking area is through a garage door that
is placed approximately 22 feet from the western edge of the alley. The garage door does not interact with the alley which is the primary vehicle access for the majority of the downtown district. The mechanical screening that is to the east of the parking lot garage door and the garage door create a utilitarian area and not a secondary façade. The design of the garage door and associated wall for screening the parking lot should have design detail to reduce the impact of this utilitarian aspect of the elevation.

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.

The proposed project meets this guideline.

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.

The proposed project meets this guideline. However, a larger transition and green space is recommended to reduce the impact to the English Lutheran Church.

20.13 The inclusion of retail, commercial or office uses is encouraged at the ground floor of parking structures.

The proposed project does not meet this guideline. No other use is proposed for the ground floor of the parking structure.

20.14 The primary façade of a parking structure should be designed to be compatible with neighboring buildings.

The proposed project meets this guideline.

20.15 Parking structure façades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.

The proposed project partially meets this guideline. Brick is proposed but fiber cement products are also proposed. Fiber cement products are not recommended at the ground level.

20.16 Parking structures façades shall contain sufficient detail to break up the overall massing of the structure.

The proposed project meets this guideline.

20.17 Parking structures shall meet the provisions set forth in the Land Development Code of the City of Lawrence.

This will be addressed with the site plan.

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.

The proposed project meets this guideline. However, staff is assessing opportunities to add on street parking in this area of downtown due to demand in this area.

22. Utilities and Energy Retrofit

22.3 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.

This was not addressed in the application. The project has the potential to meet this guideline.

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.

This was not addressed in the application. The project has the potential to meet this guideline.
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.

This was not addressed in the application. The project has the potential to meet this guideline.

22.6 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.

Window air-conditioning units are not part of this project.

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.

This was not addressed in the application. The project has the potential to meet this guideline.

22.8 Aerial antennae shall be screened, concealed or camouflaged.

This was not addressed in the application. The project has the potential to meet this guideline.

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 applicant has submitted building condition information. The program of the project does not allow for the rehabilitation or reuse of the historic and non-historic structures.

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

This project will be scheduled for the City Commission once the Historic Resources Commission has made determinations on the project.

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 Commission.

This project will be scheduled for the City Commission once the Historic Resources Commission has made determinations on the project.

Staff Discussion

The proposed project is positive for downtown. The primary structure is proposed to be a mixed use structure that will have both commercial and residential uses. This mixed use structure will provide new opportunities for new commercial entities and new residents for the downtown area. Significant residential density will be created with the project and this will provide more activity for the downtown area. Residential density is important to the vibrancy of the downtown area. The Massachusetts Street elevation will have street level commercial spaces that will extend the downtown commercial patterns of commercial storefronts to 11th Street. The extension of these storefronts will activate this portion of the east side of the 1000 block of Massachusetts Street. The west side of the 1000 block of New Hampshire Street will also have increased activity created by the residents of the building. The project will also develop several lots that are currently vacant or underutilized. By introducing building forms to this area, gaps in the streetscape will be removed. Downtown is the community center of Lawrence and this mixed use project will encourage development that reinforces this community center by adding commercial uses and residential density.
For all the positives this project brings to downtown, there are several challenges for this project in respect to the Downtown Design Guidelines. The size, height, mass, and scale of the project do not reflect the character defining patterns of the downtown district. Design details are also not reflective of the downtown district character and patterns. The absence of commercial spaces at the street level on 11th Street and New Hampshire Street and the split level construction in these areas creates a structure that has no relationship to the overall patterns and character of the downtown district.

The guidelines promote retail or commercial space at the street level in order to activate the street experience. The proposed project does not have commercial uses at the ground level on the east half of 11th Street or on New Hampshire Street. Some active space is proposed for 11th Street and the south end of the New Hampshire Street elevation, however this activity space is below grade. Residential uses are proposed for the northern end of the New Hampshire Street elevation. This is not appropriate for the street level façade. Residential uses should be above ground floor storefront systems on primary façades. The residential uses proposed for the north elevation do not impact the street level façade.

The proposed project does not have storefront systems at the street level on the eastern portion of the south façade and the New Hampshire Street elevation. The south and east elevations should have storefront systems at the ground level.

The overall height is not appropriate for this location. It should be reduced to a maximum of four stories on the Massachusetts Street elevation with a possible fifth floor setback from the front plane of the building. The height of the New Hampshire Street elevation should be a maximum of five stories. This includes any above grade exposed level of the structure. The Land Development Code allows for a maximum height of 90 feet in the Downtown Commercial District. However, footnote 7 of Chapter 20-505 (b) notes that this height is “Subject to location and height limitations in Downtown Design Guidelines and Downtown Design Standards.” The railing for the rooftop amenities on the 11th Street and New Hampshire Street portion of the building should be recessed and should be of a lighter material. Currently it creates the visual appearance of an additional story. Floor to ceiling heights could also be reduced to reduce the overall height of the structure.

The connection of the two building forms across the alley is also a challenge. This upper closure of the alley demarcation and division of buildings to express the original townsite plat of 117 foot lots is not recommended on the plane of the south level façade. The connection of the building could be recessed to create a void on the south elevation above the alley to mitigate the loss of the open space and to read better that an alley exists at this location. This connection portion of the building should be recessed a minimum of 50 feet which is the depth of two original townsite lots.

The transition of the building from west to east to create a sub-level half floor is not appropriate for the New Hampshire Street elevation. Some numbered streets have access to basement levels but this should not be a continuous form on 11th Street or on New Hampshire Street. The primary door on New Hampshire Street should not be below grade. This design should be altered to create a street level façade associated with a floor of the interior building.

The building is setback from the east property line. The building should have a zero setback on this elevation.
Projecting balconies are not a typical pattern for the downtown district. They should be removed or recessed on the south and east elevations. Balconies, recessed or projecting, do not exist on Massachusetts Street and should be removed from this street.

The roofline of the structure on the fifth floor on Massachusetts Street and the sixth floors of 11th Street and New Hampshire Street has no variation in design or change in height. These rooflines with corresponding cornice lines create a monolithic structure that expresses the mass of the building. Parapet heights should be varied to reflect the patterns of the downtown, and architectural details can be adjusted to achieve this.

The second floor on the north end of the Massachusetts Street elevation is setback from the building plane to create a terrace for the residential units. This creates a faux façade on the Massachusetts Street elevation. This setback should be removed to create a solid wall from the ground. While it is understood that there needs to be a setback from the northern property line to accommodate residential uses, the front façade has windows that will accommodate the use. Interior adjustments to the layout of the residential units on the north elevation can be made to allow for a window to be moved to the east and a wall turn could then be created for a portion of the north façade. A solid wall could transition to a setback on the northern wall to remove the faux façade.

The depth of the window recesses on some of the portions of the structure appear to be too deep. This should be revised to a common pattern found in the district of simple window recesses.

Vinyl windows should not be used.

Fiber cement product on the Massachusetts Street elevation should not be used. Fiber cement products should not be used on the ground floor of the structures.

The proposed project meets some of the Downtown Design Guidelines. However, there are significant guidelines that should be addressed in the project to meet the overall intent of the guidelines. Staff is of the opinion that design refinement can help the project achieve more of the design guidelines. Because of the size of the structure, it may not be able to meet all of the design guidelines. Staff recommends the Commission refer the project to the Architectural Review Committee to work on the above challenges and all of the guidelines that the current project does not meet.

Special Use Permit

Chapter 22 (Section 22-505(B)(12)) allows the Historic Resources Commission to comment on Special Use Permits (SUP). The Land Development Code requires a SUP for ground level residential uses in the Downtown Commercial District (20-517(3)(ii)). The applicant proposes ground level residential units on New Hampshire Street, on the north elevation of the structure, and in the interior of the project. The property is located in the Downtown Commercial District.

The Downtown Design Guidelines do not promote residential uses on the ground floor. Ground floor spaces, especially at the street, should be activated spaces with commercial storefront systems on New Hampshire Street. These spaces should interact with pedestrians to maintain pedestrian forms in the downtown district.
Ground level residential units are not a pattern found in the downtown district, however residential uses that do not face public rights of way have no impact on the street level façades and are supportable if balanced with an appropriate amount of non-residential uses.

Staff recommends the Commission comment on the SUP that, as proposed, does not meet the intent of the Downtown Design Guidelines. The ground floor residential uses adjacent to New Hampshire Street should be removed from the project and replaced with storefronts for commercial, retail, or office uses. The ground floor residential uses on the north elevation and in the interior of the structure will have no impact on the historic downtown patterns.

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. The certificate shall be evaluated on the following criteria:

1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;

2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;

3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

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

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;
4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

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

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

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

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Design Criteria 22-506

(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:

(1) Alterations. Specific design criteria for exterior alterations of landmarks and key contributing and contributing properties within historic districts shall be based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in Section 36, Code of Federal Regulation, Part 67, and as revised from time to time; and by further reference to such specific design criteria as the Commission may require for the designation of the landmark or historic district.

(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.

(a) Demolition in whole or in part of individual landmarks or any key contributory or contributory structure within an historic district shall not be permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would not be economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, age or historical significance to merit preservation. However, demolition of past additions which have not gained historical significance and which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades. Demolition under this chapter shall be subject to Ordinance 5810, as amended.

(b) Structures should not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site. If a structure lies in the path of a public improvement project, involving the city and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship, age, or historical significance relocation may be considered as an alternative.

(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.
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.

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.

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.

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 stops 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.
The Environs for 1100 Massachusetts Street, the Douglas County Courthouse, are divided into two areas and the proposed project is located in Area One.

Area One

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review. Views to the clock tower should be preserved.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.
Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

The Environs for 1040 New Hampshire Street, the English Lutheran Church, are divided into two areas and the proposed project is located in Area 1.

Area 1: The area no longer reflects the residential character of the historic environs. The majority of the area has developed in commercial patterns. It is anticipated with downtown commercial zoning that this area will continue to develop with commercial uses. However, while the area should reflect the development patterns established for the commercial areas of downtown, the area should create a transition area between the commercial area, the listed property and the residential area.

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

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

The Environs for 1047 Massachusetts Street, the Watkins Bank Building, is reviewed in the following manner.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.
Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

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.
6.2 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.
6.3 Corner buildings may have entrance doors that face the intersection or both streets.
6.4 Buildings located on corner sites are considered anchor buildings and their building form should reflect this designation. Anchor buildings should be larger in scale and massing, and more ornate than adjacent infill buildings.
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.
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.
6.7 Buildings shall reflect the existing topography by providing “stepping down” of the facade. The “stepping down” of a facade helps maintain a sense of pedestrian scale.
6.8 Buildings fronting Massachusetts Street shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entries and balconies.
6.9 Buildings fronting Massachusetts Street should have commercial/retail components at the storefront level.
6.10 Buildings fronting Massachusetts Street should reflect the prevailing party-wall construction pattern, with adjacent buildings sharing a common party-wall.
6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.
6.12 Buildings fronting numbered streets (7th, 8th, etc.) shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entries and balconies. Exceptions may be made for detached building forms which are traditionally set back from the property line.
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.
6.14 Buildings shall maintain the pattern of multiple-story buildings throughout the downtown area. Existing one-story buildings should be considered for compatible redevelopment.
6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.
6.16 For buildings that provide a separate upper-story entrance on the exterior facade, the street level use entrance should be the primary focus of the building facade while entrances for upper story uses shall be a secondary feature of the building 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.
7.8 In cases of infill construction, the width of a building’s façade 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 façade should be broken into a number of smaller bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level façade 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 façade (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.

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

9. Detached Building Forms
9.1 Detached building forms should have a high degree of architectural embellishment.
9.2 Detached building forms should be set back from the property line. The setback, typically three to five feet, serves as a green space between the building and the sidewalk.
9.3 The overall design of a detached building should be carried throughout all of the facades; for detached buildings, primary and secondary facades may be appropriately differentiated by changes in material and by degrees of architectural embellishment.

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.
10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.
10.5 The secondary facades of buildings facing Massachusetts Street shall be composed of building materials consistent with the existing traditional building stock brick, stone, terra cotta, stucco, etc.
10.6 While permanent materials should be considered for party-wall construction, other materials which meet associated building and fire code requirements will be considered.
10.7 Masonry walls, except in rare instances, shall not be clad with stucco, artificial stone, parging, or EIFS (Exterior Insulation and Finish Systems). This includes publicly visible party-walls constructed of brick or rubble limestone.
10.8 Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.

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

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

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.

14. Office, Institutional, Religious, Utility, and Other Non-Retail Buildings

14.1 Non-retail buildings fronting Massachusetts Street shall contain storefronts or a storefront appearance at the street level. Storefronts shall be pedestrian oriented, include fundamental storefront elements such as recessed entry and/or division into bays, and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this prevailing, glass-to-other-building-material ratio.

14.2 Non-retail buildings fronting numbered-streets, Vermont Street, or New Hampshire Street shall be pedestrian oriented. A ratio of 40% to 60% window area to wall surface shall be provided on street level facades at these locations.

14.3 The existing form of non-retail category buildings such as churches, industrial facilities, warehouses, etc. shall not be obscured or so transformed as to render the original form unrecognizable.

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. Consideration may be given to modern materials that have the appearance of woven fabric.

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 Article 7 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 fasciae 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 façade.

18.14 A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.

18.15 A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.

18.16 A larger projecting sign should be mounted higher, and centered on the facade or positioned at the corner of a building.

18.17 A projecting sign shall in no case project beyond 1/2 of the sidewalk width.

18.18 A window sign should cover no more than approximately thirty percent (30%) of the total window area.

18.19 Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.

18.20 The light for a sign should be an indirect source, such as shielded, external lamps. Consideration may be given to internal or halo illumination.

18.21 Whether they are wall-mounted, suspended, affixed to awnings, or projecting, signs must be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of historic downtown.

18.22 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs must be simple and unobtrusive and must not obscure the content of the sign or the
building facade.

19. Lighting
19.1 New exterior lighting should be compatible with the historic nature of the structure, the property, and the district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
19.2 Lighting fixtures should be installed to be as unobtrusive as possible; they should be installed such that they will not damage or conceal any historic architectural features.
19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.
19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.
19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.

20. Parking
20.1 Parking lots or structures shall not be permitted to front Massachusetts Street unless the ground floor contains storefront uses. Existing surface parking areas with frontage along Massachusetts Street shall be targeted for redevelopment with appropriate new construction.
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
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.
EXISTING SITE

CORNER OF MASSACHUSETTS STREET AND 11TH STREET

CORNER OF 11TH STREET AND ALLEY, LOOKING NORTHWEST

MASSACHUSETTS STREET LOOKING SOUTH

CORNER OF 11TH STREET AND NEW HAMPSHIRE STREET, LOOKING NORTHWEST
THE HUB AT LAWRENCE

1ST FLOOR/SITE PLAN

Lawrence, Kansas | October 30, 2018

© Core Spaces - Antunovich Associates - Architecture, Planning, Interior Design
THE HUB AT LAWRENCE

3RD FLOOR PLAN

Lawrence, Kansas | October 30, 2018

Core Spaces Developer - Antunovich Associates Architecture, Planning, Interior Design ©

REFER TO PARKING PLANES
THE HUB AT LAWRENCE

CONCEPTUAL RENDERING

Lawrence, Kansas | October 15, 2018
THE HUB AT LAWRENCE

CONCEPTUAL RENDERING

Lawrence, Kansas | October 30, 2018
THE HUB AT LAWRENCE

CONCEPTUAL RENDERING

Core Spaces  Developer  ·  Antunovich Associates  Architecture, Planning, Interior Design

October 30, 2018
THE HUB AT LAWRENCE

CONCEPTUAL RENDERING
THE HUB AT LAWRENCE

CONCEPTUAL RENDERING

Core Spaces
Antunovich Associates
Architecture, Planning, Interior Design

October 30, 2018
THE HUB AT LAWRENCE

BUILDING MASSING
PAINTED PRECAST CONCRETE TO MATCH COLORS ON NEW IAMPISHIRE STREET SIDE OF GARAGE
# PROJECT AREA ANALYSIS  4 - 6 STORY | 49 - 76 FT.

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>FLOOR HEIGHT</th>
<th>OVERALL HEIGHT</th>
<th>COMMERCIAL - OFFICE</th>
<th>RETAIL / B.O.H.</th>
<th>PARKING/LOADING</th>
<th>Total GSF</th>
<th>Total GSF W/O BALCONIES</th>
<th>FAR area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>COMMON</td>
<td>AMENITIES</td>
<td>RSF</td>
<td>Public Terrace</td>
<td>Private Terrace / Balcony</td>
<td>BEDS</td>
</tr>
<tr>
<td>TERRACE/ MECH. PENTHOUSE</td>
<td>15'-0&quot;</td>
<td>80'-0&quot;</td>
<td>500</td>
<td>-</td>
<td>6,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>6</td>
<td>11'-0&quot;</td>
<td>71'-0&quot;</td>
<td>5,829</td>
<td>-</td>
<td>34,252</td>
<td>1,600</td>
<td>104</td>
<td>35</td>
</tr>
<tr>
<td>5</td>
<td>11'-0&quot;</td>
<td>62'-0&quot;</td>
<td>6,134</td>
<td>-</td>
<td>39,085</td>
<td>700</td>
<td>128</td>
<td>43</td>
</tr>
<tr>
<td>4</td>
<td>11'-0&quot;</td>
<td>66'-0&quot;</td>
<td>6,181</td>
<td>-</td>
<td>39,111</td>
<td>700</td>
<td>128</td>
<td>43</td>
</tr>
<tr>
<td>3</td>
<td>11'-0&quot;</td>
<td>66'-0&quot;</td>
<td>6,243</td>
<td>-</td>
<td>39,287</td>
<td>700</td>
<td>128</td>
<td>43</td>
</tr>
<tr>
<td>2</td>
<td>11'-0&quot;</td>
<td>73'-0&quot;</td>
<td>6,268</td>
<td>-</td>
<td>35,775</td>
<td>1,200</td>
<td>118</td>
<td>40</td>
</tr>
<tr>
<td>1.5 Mezz.</td>
<td>-</td>
<td>-</td>
<td>2,996</td>
<td>14,104</td>
<td>-</td>
<td>45</td>
<td>15</td>
<td>-</td>
</tr>
</tbody>
</table>

1 Floor level: 16'-0" | 66'-0" | 4,957 | 5,477 | 8,323 | 3.958 | 500 | 24 | 11 | 14,155 | - | 12,600 | 29 | 40,035 | 44,493 | 32,912 |

**BUILDING TOTALS**: 38,818 | 5,477 | 209,717 | 9,958 | 5,400 | 665 | 250 | 14,155 | 2,500 | 12,600 | 29 | 277,790 | 293,148 | 268,107 |

---

Note: detached parking structure contains 3 levels of parking.  
Level one has an area of 37,054 SF and 60 parking spaces.  
Level two has an area of 31,064 SF and 100 parking spaces.  
Level three has an area of 37,081 SF and 109 parking spaces.  
The parking structure has a total area of 111,699 and 274 total parking spaces.
November 15, 2018

Dear Historic Resource Committee:

My wife and I bought our house at 1027 Rhode Island in 1998. Since that time the neighborhood has undergone a resurgence of owner occupied housing and the rebirth of a neighborhood. Our children attended New York Elementary and at that time there were no fewer than a dozen kids in the 1000 block of Rhode Island. Something, I am sure that has not been seen in dozens of years.

At the same time downtown Lawrence has undergone its own transformation adding buildings and residents to downtown. We have generally supported the growth and repopulation of downtown. We strongly believe it is necessary to have residents and a certain amount of density to maintain a vibrant downtown and our city anchor.

It is not a surprise to us to see a desire to develop the Allen Press property and the empty lot in the 1000 block of New Hampshire. For the purposes of this letter we will keep our comments limited to the undeveloped lot on New Hampshire Street since that is directly behind our home.

We have several concerns with regard to our property. First, the sewer line runs down the alley and my understanding is that it is fairly old. Likewise, the private connections to the sewer lines are also understandably old. The undeveloped lot once held houses that were also connected to the sewer line. Construction that would disturb those old lines may cause considerable damage to the main line and could foreseeably cause harm to other connecting lines. We would want to make sure that any construction would be bonded to provide for any damage to the main line or the lines of the property owners connecting to the main line. Additionally the bonding should extend to any property or foundation damage that maybe caused by such heavy construction.

Second, it is my understanding that there is only a 2 foot 7 inch set off from the alley. Our alley is only 16 feet wide. This small set off causes two concerns. First, access to private garages in the alley. There are two. Such a small set off causes the driver to execute a multi-point turn to pull into the garage. Second, the narrow width of the alley makes two way traffic virtually impossible with the proposed set off. Currently two way traffic can be handled because of the ability to “go wide” into the vacant lots. If this project was built as planned the alley should be designated as one way.

Third, the project calls for a concrete structure that is simply painted on the alley side and fills the void between the historic church and the current municipal court building. This three
story structure will drastically change the nature of the block creating a behemoth that dwarfs any other features of the block. Its proposed size will certainly detract from the historic church at 1040 New Hampshire and the historic Rhode Island neighborhood of which our home is a contributing property. Additionally if the property owners are being asked to adopt a three story 350 foot long wall behind their homes the outside covering should be something more aesthetic than painted concrete.

Again, we are not opposed to purposeful, thoughtful and appropriate construction that maintains the vitality of our downtown. However, unless our concerns can be alleviated, we cannot support this project in its current scope. We would be happy to answer any questions you may have.

Sincerely,

Charles, Kathy, Chance and Grace Branson.
1027 Rhode Island
<table>
<thead>
<tr>
<th>Lawrence Historic Resources Commission</th>
<th>Item No. 10</th>
</tr>
</thead>
<tbody>
<tr>
<td>1336 New Hampshire Street</td>
<td>DR-18-00500</td>
</tr>
<tr>
<td>Residential Accessory Structure</td>
<td>November 15, 2018</td>
</tr>
</tbody>
</table>

**Applicant**
Hernly Associates, Inc. on behalf of Kelly Sartorius, property owner of record.

**Standards for Review**
Secretary of the Interior Standards
- Standard 9
- Standard 10

**Associated Cases**
Building Permit at time of construction

**Request**
The applicant is requesting to construct a 1½ story, approximately 576 square foot accessory structure located at 1336 New Hampshire Street. The accessory structure will be located in the northeast corner of the parcel, adjacent to the alley.

**Reason for Request**
The property is listed as a contributing structure in the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places.

**Staff Recommendation**

State Law Review

Staff recommends that in accordance with the Secretary of the Interior's Standards, the standards of evaluation, the Commission approve the proposed project and find that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places.
**Project Description**

The applicant proposes to construct a new approximately 576 square foot accessory structure (garage) located at 1336 New Hampshire Street. The proposed accessory structure will be approximately 18 feet by 24 feet and located in the northeast corner of the parcel, 5 feet from the north property line and 5 feet from the east property line. The proposed structure will be 1 ½ stories tall and will be utilized as a two car garage with storage area/future home office above.

The accessory structure will be clad with fiber-cement lap siding to match the existing house’s reveal pattern. The proposed roofing material will be laminated asphalt composition shingles. Windows will be wood clad awning and double hung with cedar or Smart Trim caps and moulding. Windows are proposed for the south, east, and west elevations. An insulated metal overhead garage door is proposed for the east (alley side) elevation. An insulated metal or fiberglass pedestrian door with half-lite is proposed on the south elevation.

**Project Review**

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually or as part of a district. Careful consideration of the context and the reasons for the significance of the property
should be included in the overall determination of what constitutes character-defining elements. Character-defining elements include, but are not limited to, the overall shape of the buildings, roof forms, materials, decorative details, size, setbacks, and scale found in the area. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The proposed accessory structure is a 576 square foot, 18 foot by 24 foot structure that would be used as a two-car garage with storage/future home office above, approximately 21 feet in height. The height will be less than the height of the existing two-story structure. The proposed materials of lap siding, asphalt shingles, and clad wood windows are compatible with the district.

The proposed placement of the accessory structure is to the rear of the primary structure and located in the northeast corner of the parcel. This placement will be 5 feet off the north property line and set off 5 feet from the alley. Vehicles will take access on the east side of the structure directly off the alley. Placing an accessory structure to the rear of a structure and located adjacent to the alley allows for the character defining features like rhythm, spatial relationships, setbacks, and site coverage patterns of the area to be maintained. The applicant is proposing a size and style that is in keeping with the character of the district. This meets the standards and best practices for new accessory structures in a historic district.
The proposed gabled roof form of the structure is appropriate for this project. It is compatible with the existing structure’s cross-gabled roof.

The proposed fenestration for the accessory structure is regular and typical for the district. The south elevation will have a pedestrian door that opens onto the rear yard area of the parcel. A
double-hung window will be located to the east of the door, nearly centered in the wall plane located to the right of the door. The east and west elevations will have a double hung window centered in the gable end of the structure. The west elevation will also have two individual awning windows arranged nearly equally on the lower level of the elevation. The double garage door is located on the east elevation facing the alley. Staff has no concerns for the use of window types or configurations. The size and location of the windows proposed are appropriate for the structure.

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior’s Standards to evaluate the proposed project.

The standards that apply to this project are Standards 9 and 10.

Standard 9 focuses on new construction. The proposed project does not destroy historic material that characterize the contributing elements to the historic district and the proposed structure is compatible with the district in massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10 focuses on the ability of new construction to be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Because the proposed structure will be located to the rear of the primary structure and adjacent to the alley, the form and integrity of the district will be unaffected.
STANDARDS FOR REVIEW

Secretary of the Interior’s Standards for State Law Review (K.S.A. 75-2724)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

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

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

Date: November 2, 2016
Address: 6 E. 6th St./1 Riverfront Plaza, Lawrence, KS 66044
Email Address: 785-832-3117

Name of Business: City of Lawrence, Kansas
Printed Applicant Name: Kurt A. Schroeder, Planning & Dev. Services
Phone Number: (785) 832-3117

$350.00 Non-Refundable Fee Required with application – Date Paid: N/A

APPLICATION FOR A SIGN VARIANCE
(Chapter V, Section 1847, of the Code of the City of Lawrence, Kansas)

Variance Request:

(1) To allow two new wall signs (up to 80 sq. ft. each) on the City of Lawrence/Riverfront Plaza tower structure next to the 6th St/New Hampshire St. entrance to the City parking garage. One of the new signs would be installed on the west face of the tower and one would be installed on the south face. The area of the requested new wall signs exceeds the maximum allowed by code for each tower wall face.

(2) To allow three new City Hall/City Hall Riverfront way finding signs (permanent internal ground signs) up to 10 sq. ft. and 5' in height each, exceeding the maximum area and height allowed by code.

City Code Section/s from which the sign variance is being requested:

(1) Two new wall signs on tower - Sec. 5-1518 (b) Permanent Wall Signs (CD zoning district) - maximum allowed sign area.

(2) Three new freestanding wayfinding signs - Sec. 5-1818 (f) Permanent Internal Ground Signs (CD zoning) - maximum allowed sign area and height.

Note: The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:

A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.

B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.

C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Applicant Signature: Kurt A. Schroeder

Signature of Property Owner (if other than applicant): ____________________________

Revised May 2018
City of Lawrence Sign Variance Request, 12-6-18 SCBA Meeting
Proposed New Wall Signs on Tower Structure

Two proposed new City of Lawrence cabinet signs up to 80 ft.² each, one on south tower face and one on west tower face

City of Lawrence
City Hall
City Hall Riverfront

Sample cabinet sign for tower, not to exceed 80 ft.²
Sample small wayfinding monument sign, maximum 10 ft.$^2$ sign area and 5’ height.
Proposed Wayfinding Sign 2

Proposed Wayfinding Sign 3
RESOLUTION NO. 7269


WHEREAS, the Governing Body of the City of Lawrence, Kansas, recognizes that the proper working of a representative and democratic government requires that elected officials, appointed officials, and employees of the City be independent, impartial, and responsible to the citizens of Lawrence, that government decision and policy be made appropriately and in accordance with the law, that public office or employment not be used for personal gain, and that the public have confidence in the integrity of its government; and

WHEREAS, in order to accomplish those goals and to promote and to further ethical and professional conduct on the part of elected officials, appointed officials, and employees of the City, the Governing Body hereby adopts the following Ethics and Professional Conduct Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

SECTION 1. The Governing Body hereby adopts the following as its Ethics and Professional Conduct Policy:

City government exists to provide services to the public. Public acceptance of those services is based on public trust in elected officials, appointed officials, and City employees. Public trust is established through the effective operation of government and appropriate conduct by elected officials, appointed officials, and City employees. To that end, the City strives to foster an organizational culture based on honesty, integrity, professionalism, fairness, and accountability.

The City, through this policy, expects elected officials, appointed officials, and City employees to conduct the City's business fairly, impartially, ethically, and in full compliance with all applicable laws, ordinances, regulations, and policies. The City further expects that all elected officials, appointed officials, and City employees will comport themselves in such a fashion that their conduct will not create or foster questions regarding the City's honesty, integrity, impartiality, and reputation, or that will otherwise cause embarrassment to the City.

Accordingly, no elected official, appointed official, or City employee shall do any of the following:

1. Take any action in violation of the United States Constitution, the Kansas Constitution, federal law, federal regulations, state law, state regulations, local ordinance, local regulations, or City policy.

2. Give special consideration, treatment, or advantage to any person beyond that which is available to every other person.

3. Solicit, accept, or collect any fee, gift, or valuable thing from any person, organization, corporation, or other entity, which is involved directly or indirectly in doing business or seeking to do business with the City. Examples include, but are not limited to gifts of money, gift cards, meals, tickets (or payments for tickets) for banquets, sporting events, or entertainment events, other tangible items, sales discounts, or special sales.
(a) The foregoing shall not include promotional items of de minimis value. Examples include, but are not limited to mugs, hats, t-shirts, pins, books, or other items that might be given to elected officials, appointed officials, or City employees by persons or other entities appearing before or being recognized by the City.

(4) Use information obtained as an elected official, appointed official, or City employee to advance personal, financial, or other private interests.

(5) Represent a third party or any entity appearing before any City board, commission, or body upon which the appointed official or City employee currently serves. Elected officials are prohibited from representing a third party or any entity appearing before any City board, commission, or body.

(6) Selling, bartering, or trading with the City, acting as a contractor for the City, making any contract with the City, or acting on any matter for which the elected official, appointed official, or employee would have a conflict of interest in violation of the State's Conflict of Interest laws, codified as amended at K.S.A. 75-4301a, et seq.

(a) For City employees, the prohibition of acting as a contractor or entering into any contract with the City shall extend for a period of one year, commencing on the date of said employee's separation from the City.

(7) Appropriating City-owned property for personal use.

(8) Holding one's self out as acting in behalf of the City, without having such authority or when one is not actually acting within the scope of his or her office or employment.

(9) Harassing or treating any person differently on the basis of race, sex, religion, color, national origin, age, ancestry, familial status, sexual orientation, disability, or gender identity.

(10) Retaliating against any person reporting any alleged violation of this policy.

Any City employee determined to be in violation or to have acted in violation of this policy may be subject to discipline, including the possible termination of employment.

Any appointed official found to be in violation or to have acted in violation of this policy may be subject to removal from office.

Any elected official found to be in violation or to have acted in violation of this policy may be subject to censure by the Governing Body and may be subject to those remedies that may be available under State law, including but not limited to recall or ouster.

SECTION 2. Effective January 1, 2019, existing Resolution No. 5403 is hereby repealed in its entirety.

SECTION 3. After adoption by the Governing Body, this Resolution shall be in full force and effect commencing January 1, 2019.

ADOPTED by the Governing Body of the City of Lawrence, Kansas, this 6th day of November, 2018.
ATTEST:

Shemi Riedemann, City Clerk

APPROVED AS TO FORM:

Toni R. Wheeler, City Attorney

APPROVED:

Stuart Boley, Mayor