
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-12-00312 619 E 8th Street; Sign Permit; State Preservation Law Review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also within the 8th & Penn Urban Conservation Overlay District. Submitted by KT Walsh and Tony Krsnik on behalf of Poehler Housing Partners LP, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to have a 23' x 36' mural painted at 619 E 8th Street. The mural is designed by and will be executed by local artist K.T. Walsh. The mural will be painted on the covered exterior foyer wall. This wall is a new addition to the rehabilitated building therefore, paint will not be applied to any historic building materials or masonry.





Example of proposed mural provided by applicant

C. STANDARD FOR REVIEW

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

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 materials or alterations 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 archeological 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 historic property and its environment would be unimpaired.

8th and Pennsylvania Urban Conservation Overlay District Guidelines

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

Brick and Stone Masonry

1. Retaining and preserving masonry features that are important in defining the overall character of a building such as walks, brackets, cornices, window surrounds, door surrounds, steps, columns and details.
2. Cleaning masonry only when necessary to halt deterioration or to remove graffiti or bad stains with the gentlest method possible, such as using low-pressure water (<400 psi), mild detergents, and natural bristle brushes. Conducting masonry surface cleaning tests when cleaning is necessary. Observing tests over a sufficient period of time so that both immediate and long-term effects are known, enabling selection of the gentlest method possible.
3. Repairing cracks or missing bricks to prevent water infiltration and further damage. Removing only deteriorated portions of brick in such a way as to avoid destroying adjacent masonry.
4. Applying new mortar with the same strength, color, and texture as the original mortar. Testing the original mortar to determine its original composition.
5. Applying new mortar so that the joints match the original joints in width and profile.
6. Applying surface treatments such as "breathable" water-repellent coatings to masonry only after re-pointing and only if masonry repairs have failed to arrest water penetration problems
7. Repairing masonry by patching or piecing in.
8. Replacing the original material with the same material or a compatible substitute material.
9. Leaving historic painted signage on masonry walls.
10. Cleaning masonry walls using the gentlest means possible.
11. Pressure cleaning historic brick or stone with water or water and a non-ionic detergent at a range of 100 to 400 psi from a distance of 3 to 12 inches after testing to find the least abrasive level.
12. Hand cleaning glazed architectural terra-cotta and tile coping with a natural bristle brush using non-ionic detergent and water.
13. Removing loose or deteriorated paint only to the next sound layer using the gentlest method possible prior to repainting.
14. Repairing causes of leaks, water infiltration, capillary action, and/or condensation
15. Using vapor permeable water-repellent coatings in selected areas only after a reasonable period of time has

passed since a building has been made watertight and has dried out completely and only if moisture appears actually to be penetrating through the repointed and repaired masonry walls.

16. Cleaning masonry, when necessary to prevent biological growth, with low-pressure water (30 to 100 psi) and a natural- or synthetic-bristled scrub brush.
17. Removing graffiti as soon as possible by using non-abrasive chemical cleaners after careful testing.
18. Designing and installing a new masonry feature such as steps or a door surround using accurate documentation of the appearance of the original feature. When there is no documentation of the original element, new designs should be compatible with the building in size, scale, material, and color.

New Additions

1. Designing and constructing new additions that preserve the historic character of the building by visibly retaining significant historic materials and features.
2. Determining if the building can meet new use requirements by altering non-character-defining interior spaces rather than by constructing a new addition to the building.
3. Utilizing a design that is visually distinguishable from the historic building, but that is clearly subservient to the historic building.
4. Locating an attached exterior addition at the rear or on an inconspicuous side of a historic building.
5. Limiting the size and scale of an addition in relationship to the historic building.
6. Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
7. Utilizing elevator or stair towers that have a high degree of transparency and that expose the building's original materials and features. Using small, recessed, transparent connector "hyphens" that expose original materials and features and distinguish the historic building from the new addition.
8. Restore existing openings that have previously been filled in or blocked.
9. Placing new additions such as balconies, greenhouses, and other special use additions on secondary elevations, and limiting their size and scale in relationship to the historic building.
10. Designing an additional penthouse story, rooftop garden, or greenhouse, when required, that is clearly subservient to the historic building, set back at least one full bay from the building's tall wall planes, and is as inconspicuous as possible when viewed from the street from within a several-block radius.

Signage

1. Selecting colors, materials, and a lettering style that relates to and complements the historic building and the surrounding buildings. In general, each sign should contain a maximum of three colors, two materials, and one lettering style.
2. Using signs painted on windows and doors for secondary information that do not obscure visibility from inside or outside the building.

D. ADMINISTRATIVE DETERMINATION

In accordance with the Secretary of the Interior's Standard and the *Design Guidelines 8th and Penn Neighborhood Redevelopment Zone*, the standards of evaluation, the Historic Resources Administrator approved the proposed project and made the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties or their environs.