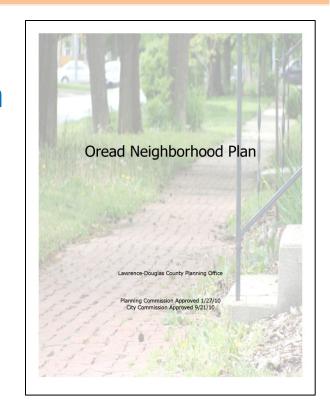


## Oread Neighborhood Plan

- Key Actions
  - Expansion of Rental Registration
     Program

Conduct Historic Surveys

Consider creating an Overlay District

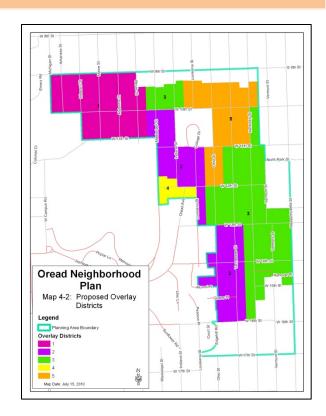




## Oread Neighborhood Plan

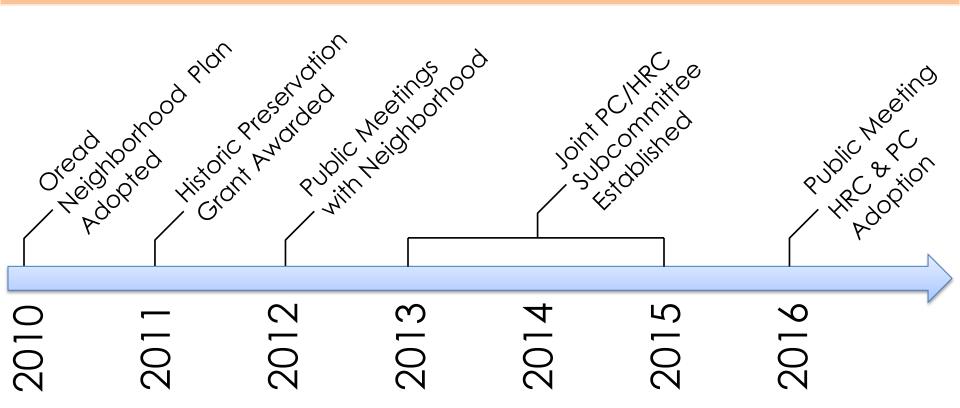
#### • Consider creating an overlay districts to:

- Provide greater latitude to certain areas to develop more densely
- Give proper guidance to infill development
- Establish standards to regulate bulk and mass of structure, maintain open space, regulate parking





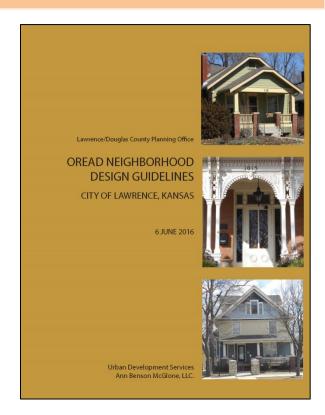
# History



## Why Design Guidelines?

#### **Conservation Overlay Districts:**

- Encourage Compatible Development Pattern
- Reduce Variances
- Establish Consistent Site Developments
- Foster Compatible Architecture
- Retain Historic Resources & Property Values





#### Other Guidelines

 Downtown Area Design Guidelines

 8<sup>th</sup> & Penn Neighborhood Redevelopment Zone

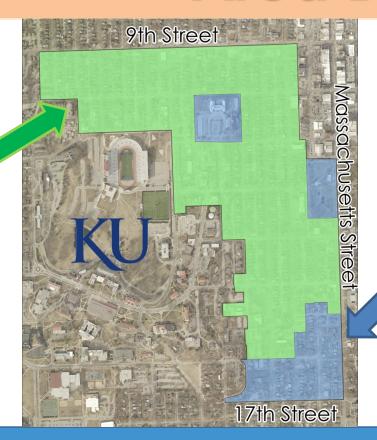






#### Area Boundaries

Oread
Design
Guidelines



Oread Neighborhood Plan



District 1: Low Density





- District 1: Low Density
- District 2: High Density





- District 1: Low Density
- District 2: High Density
- District 3: Medium Density





- District 1: Low Density
- District 2: High Density
- District 3: Medium Density
- District 4: Hancock Historic





- District 1: Low Density
- District 2: High Density
- District 3: Medium Density
- District 4: Hancock Historic
- District 5: Oread Historic



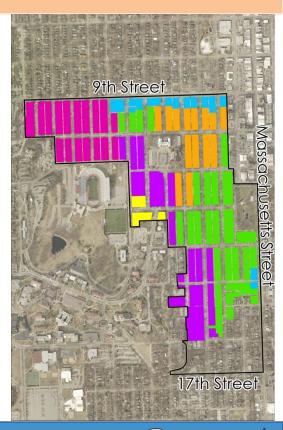


- District 1: Low Density
- District 2: High Density
- District 3: Medium Density
- District 4: Hancock Historic
- District 5: Oread Historic
- District 6: Commercial





- District 1: Low Density
- District 2: High Density
- District 3: Medium Density
- District 4: Hancock Historic
- District 5: Oread Historic
- District 6: Commercial





#### Ch. 1: Introduction

Background

Goals of the Guidelines

District Details

CHAPTER 1 INTRODUCTION



The purpose of the Oread Neighborhood Design Guidelines is to provide a shared understanding of the principal design characteristics that help shape and define the Oread Neighborhood. Over time, as the neighborhood changes and evolves, these essential design characteristics will be maintained and enhanced to ensure that the unique and historic quidelines should lay the groundwork for positive character of the neighborhood remains.

developers, design review board members, staff and elected officials a clear understanding of the with the neighborhood. expectations of the design review process. The Design Guidelines should make the review process more The Goals for the Oread Neighborhood Design predictable and therefore more efficient.

The Design Guidelines are intended to encourage neighborhood, and can be a reminder of the development that conforms to the size, orientation neighborhood's ability to work together to achieve and setting of existing buildings in the neighborhood; common solutions that benefit all. The goals were reduce the need for zoning variances for structures that developed by the community during the public conform to the patterns of the existing neighborhood; workshops. identify the important physical characteristics of the neighborhood; foster development that is

compatible: conserve cultural and historic resources: maintain property values; and encourage investment.

The design guidelines are intended to be a resource to homeowners, property owners, architects, developers, Commissioners and City Staff. The dialogue between the various stakeholders. It is anticipated that the guidelines will be a source of The Design Guidelines are intended to give owners, inspiration that will help property owners understand what it means to build structures that are compatible

> Guidelines are intended to capture the breadth and depth of the community's vision for their

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#### Ch. 2: User's Guide

How to Use the Guidelines

 Principals & Applicability of Design Review

Review Process



The User Guide provides property owners, and others with an overview and general description of the steps to be used when considering new development, redevelopment, additions, and renovations to existing buildings in the Oreas Neighborhood. The User's Guide is meant to assist anyone contemplating improvements to property and buildings in an and recommendations for City Staff and the Historic Resources Commission.

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#### Review Process: How It Works

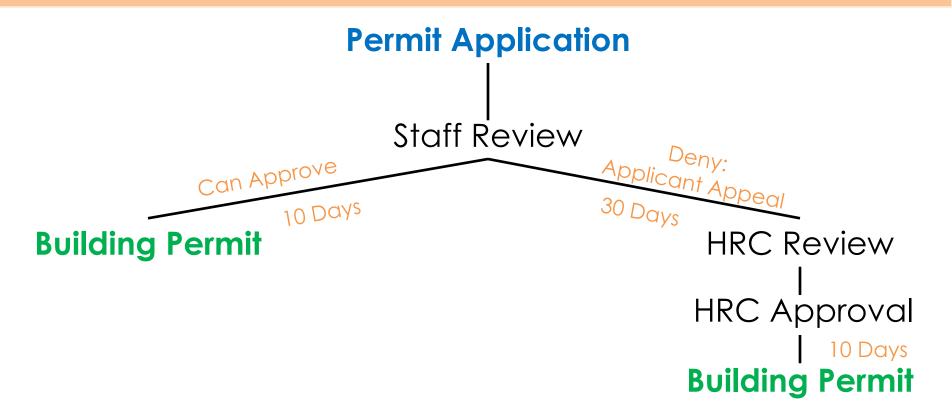
Concurrent with Permit

- Staff may Review & Approve
  - If Staff Cannot Approve
  - HRC can Review & Approve

1/2	City of Lawrence				Building Safety Division 1 Riverfront Plaza, Suite 11G Lawrence, KS 6604 Phone: (785) 832-7700		
$\mathbf{X}$	PLANNING &	DEVELOPMENT SER	RVICES		building	Fax: (785) 832-3110 www.lawrenceks.org/pds inspections@lawrenceks.org	
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		R THAN 11X17 INCHES.					
IF.	PLANS ARE LARGE	R THAN 11X17 INCHES,	ELECTRONIC	IEDIA IS RE	QUIKED WITH PAR	PER SUBMITTALS.	
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Leg	al Description:	Block Lot	_ ,	Subdivision			
pplication	ertify that, to the best of it is accurate. I understan	my knowledge and belief, all on that any building constructions of the City is a violation of the contraction of the contractio	of the information of the inform	n this applicat s inconsistent	or in conflict with this a	application, the supporting	
application emove an	by the City that is not in	n compliance with the building building into compliance. I fur	regulations of the	City does not	create any legal nonco	nforming status, nor does it	
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	perty Owner Info		Project Valu	ation			
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4. Proj	ect Information						
	New Single Family	Duplex	(separation deta	il included)	Accessory	Building	
	Townhome	Additio	n		Detached	Garage/Carport	
П	Remodel	Basem	ent Finish		Screened	Porch	
М	Seasonal Room	Deck			Other:		
Brief des	cription of project:						
	2 2 2						
		ttals Included (Draw		ninimum 1/8	3" scale and fully d	imensioned)	
		Il lengthen permit revi					
	Plot/Site Plan	Foundation Plan	Floor Plans		Brace Wall Plan	Elevations (all)	
	Framing Details	Manual J-Sheet	Truss Specs		Firewall Detail	Other	
	eral Contractor I						
E 0		niormation		Lisanes T	A D		
	party Name.			License N	уре А В		
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#### Review Process: How It Works



## Ch. 3: Neighborhood Character

Public Realm Character

Individual Lot Character

- Period of Significance
  - Key Architectural Styles

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD



One of the first steps in maintaining and enhancing the character of a neighborhood is to understand the basic features and attributes that make up the general traits of a place. Knowing why a certain place is special makes it easier to identify and verbalize why some structures seem to "fit in" and others don't.

This chapter describes the character of the Oread Neighborhood on three basic levels, from the broader neighborhood to the more specific structures. The first level of scrutiny begins at the Public Realm. This can generally be described as that area where the public has access to the neighborhood. It can be both a physical access, such as on streets, alleys, and sidewalks, as well as a visual access of front yards and to some extent the side yards. The public realm encompasses the space between the front of one house and the front of another house across the street. It can be thought of as a great outdoor room created with facades of houses being the walls and the tree canopy being the roof. Another aspect of the Public Realm is the alleys. Because they provide vehicular access to most of the properties, alleys become "the

other front door." A place where neighbors meet neighbors, alleys can also be shared space of the Public Realm

The second level of scrutiny of the neighborhood character is to understand the lot and site elements how buildings are placed relative to each other and the neighboring site. The location of driveways, parking, accessory structures, of trees, and fences contribute to the patterns of the individual lot

Finally this chapter looks at the character of the Architectural Styles. There are certain rules and forms that are consistently found within the neighborhood. Understanding the massing, matterials, patterns and ornamentation of existing buildings will inform and direct the construction of new buildings. This does not mean that new buildings need to replicate old styles, but that new construction is influenced by the defining characteristics found in the structures already within the neighborhood.

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## The Basis

• Public Guidance & Input



Field Surveys





## Period of Significance

• Between 1877 to 1945



• For Districts 2 - 5: **Before 1929** 





#### Ch. 4: Neighborhood-Wide Guidelines

#### Guidelines for All Districts

- Parking
- Lot & Site Development
- General Architectural Guidelines
- Demolition
- Lot Consolidation

**CHAPTER 4** NEIGHBORHOOD WIDE DESIGN GUIDELINES



The Design Guidelines are intended to help maintain and enhancethecharacter of the Oread Neighborhood by providing direction in the design and construction of structures within the entire neighborhood.

The guidelines laid out in Chapter 4 represent the overall character of Oread and therefore apply throughout the overlay districts. They represent the essence of the design character of the entire area.

The guidelines deal first with the larger issues of the Public Realm, then move to the design of the site/fox, and then finally to the design of the structure on the lot. This pattern of addressing how the design fits into the neighborhood then into the block will hopefully put the design of the structure into perspective.

Designs should be aligned with the patterns for the neighborhood and should be in context with other structures on the block. Then the architectural style and detailing can be discussed in a productive manner. Then architectural detail can be refined to achieve a context sensitive design.

The character of each District within Oread has subtle and not-so-subtle variations. Chapter 4 deals with the norm and Chapter 5 deals with the exceptions and specifics of each district.

The scope of the guidelines shall be equal to a building permit's proposed scope of work. Work conducted without a valid permit when a permit is required shall still be subject to the Guidelines. Projects not affecting the exterior appearance of an existing structure will not be subject to Design Guidelines review.

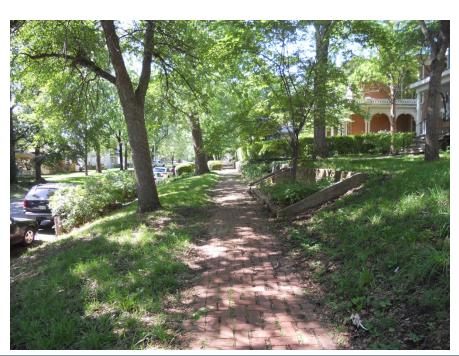
Nonconformities shall be subject to the applicable provisions of Article 15: Nonconformities of the Land Development Code.

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## Guidelines: Public Realm

Sidewalks



Landscaping



## Guidelines: Public Realm

Retaining Walls



• Fences

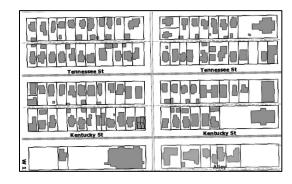


#### Guidelines: Lot & Site

#### • Consolidation

 Lots in All Districts (Except 2) shall not be combined for Duplex or other Higher- Intensity Residential development.

Can reestablish the historic 50 foot wide lot pattern.







## Guidelines: Architecture

Massing & Form

Foundations





## Guidelines: Architecture

Roofs



Porches



## Guidelines: Architecture

Fenestration



Wall Materials







Building Orientation





- Building Orientation
- Neighborhood
   Pattern



- Building Orientation
- Neighborhood
   Pattern
- Foundation Height



- Building Orientation
- Neighborhood Pattern
- Foundation Height
- Roof Form





- Building Orientation
- Neighborhood Pattern
- Foundation Height
- Roof Form
- Roof Pitch





- Building Orientation
- Neighborhood Pattern
- Foundation Height
- Roof Form
- Roof Pitch
- Roof Material





- Building Orientation
- Neighborhood Pattern
- Foundation Height
- Roof Form
- Roof Pitch
- Roof Material
- Porch Coverage





- Building Orientation
- Neighborhood Pattern
- Foundation Height
- Roof Form
- Roof Pitch
- Roof Material
- Porch Coverage
- Double-hung windows





- Building Orientation
- Neighborhood Pattern
- Foundation Height
- Roof Form
- Roof Pitch
- Roof Material
- Porch Coverage
- Double-hung windows
- Grouping Windows





Porch Depth



- Porch Depth
- Porch Bulk



- Porch Depth
- Porch Bulk
- 🕨 Railing / Handrails 🛌



- Porch Depth
- Porch Bulk
- Railing / Handrails
- Porch Columns



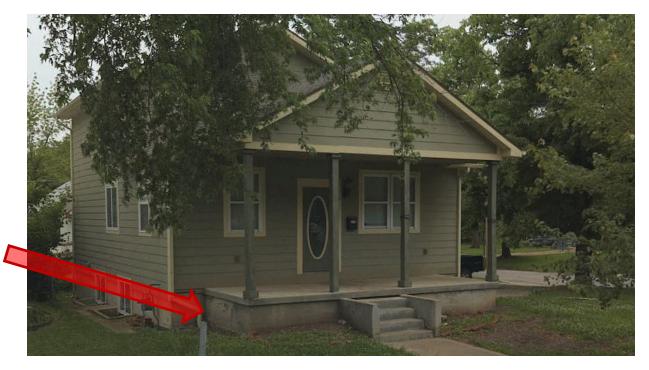
- Porch Depth
- Porch Bulk
- Railing / Handrails
- Porch Columns
- Window Sizes



- Porch Depth
- Porch Bulk
- Railing / Handrails
- Porch Columns
- Window Sizes
- Details/Trim



- Porch Depth
- Porch Bulk
- Railing / Handrails
- Porch Columns
- Window Sizes
- Details/Trim
- Foundation Material



- Porch Depth
- Porch Bulk
- Railing / Handrails
- Porch Columns
- Window Sizes
- Details/Trim
- Foundation Material
- Door Glass



- Porch Depth
- Porch Bulk
- Railing / Handrails
- Porch Columns
- Window Sizes
- Window Details/Trim
- Foundation Material
- Door Glass
- Architectural Details



### Guidelines: Demolition

#### Demolition

- Character Defining Structures
- Maintaining Features
- Plans Required
- Uses Maintained
- Sliding Range at 50 Years





### Guidelines: Demolition

Principal & Accessory Structures at the time of application that:



• Are 50+ years old: HRC



• Are not 50+ years old: Staff



## Ch. 5: District Specific Guidelines

Tailored for Each District

 Works Concurrently with Ch. 4 Guidelines

**CHAPTER 5** DISTRICT SPECIFIC DESIGN GUIDELINES



The Oread Neighborhood contains a number of unique districts.

Each of these districts have their own special character. Chapter 4 provides guidelines that were applicable neighborhood wide and apply to all districts. Chapter 5 will address the unique character of each district.

The intent of Chapter 5 is to help manage changes 
It is recommended that Chapter 4 be read prior to in each specific district, so that over time the Chapter 5, so that a comprehensive understanding of design character of each district within the Oread the design guidelines is achieved before embarking Neighborhood will remain distinct.

Chapter 5 addresses the guidelines that are exclusive to Districts 1, 2 and both Historic Districts. District 3 will use the Chapter 4 guidelines for residential development and will refer to Chapter 6 for the commercial guidelines. If Chapter 5 is silent on any given subject, then it may be assumed that the quidelines of Chapter 4 apply.

The Historic District Guidelines are specifically written for the restoration, rehabilitation, and renovation of existing buildings within a historic district. They address additions to contributing and non-contributing buildings, and they address some particular aspects of new construction within an historic district.

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### District 1: Lot Consolidation

### • Retaining Historic Patterns

"Lots shall not be created or modified to accommodate the construction of duplexes or other higher intensity residential dwellings."





### District 2: Access Standards

Parking & Services







Multi-Dwelling
Buildings





### District 4 & 5: Retaining Character



#### Preservation Rehabilitation







### District 4 & 5: Construction

• Preserve & Rehabilitate

Retain Character

Allow Compatible Change

Secretary of Interior Standards





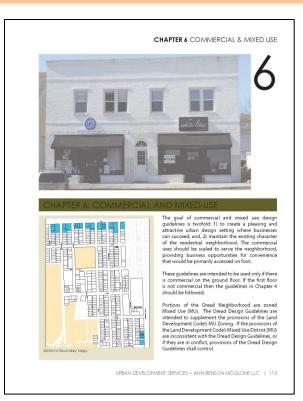


### Ch. 6: Commercial & Mixed-Use

Same Aspects of Design

Neighborhood Scaled

- Integrate Commercial
  - Not Isolate



# Alley Parking Study

### 4 Key Aspects

- 1. Structure Separation
- 2. House Distance to Alley
- 3. Accessory Structure Adjacent to Alley
- 4. Accessory Structure Distance to Alley



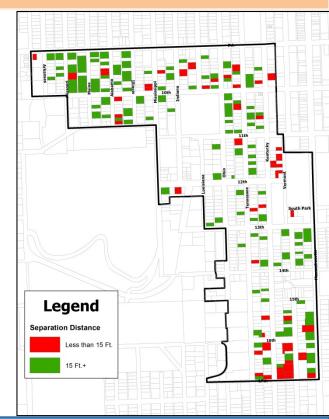




# Principal Structures

#### Exceed 15 Feet Separation

- 74% of Applicable
- 20% of District

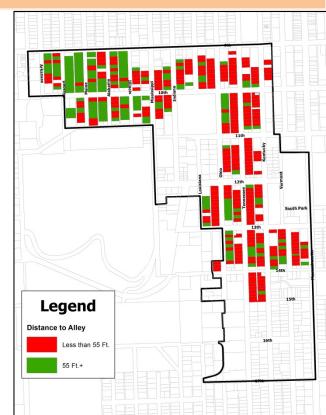




# Principal Structures

Principal Structure
Distance 55+ Feet to Alley

- 65% of Applicable
- 36% of District

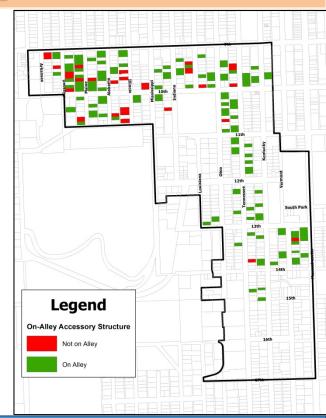




# Accessory Structures

On-Alley Accessory Structures

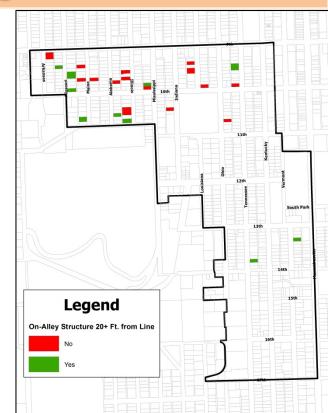
• 15% of District



# Accessory Structures

On-Alley Accessory Structures: 20+ Ft. from Line

1% of District



# Alley Conclusions

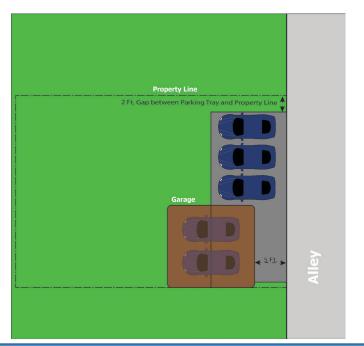
### **4 Key Aspects**

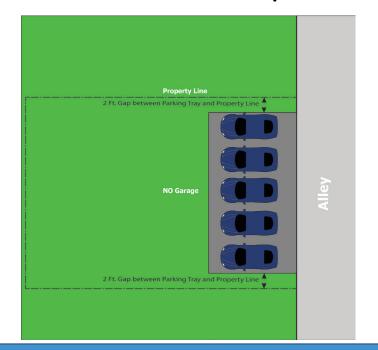
- 1. 15 Ft. Separation is the Typical Pattern
- 2. Existing Houses are often 55+ Ft. to Alley
- 3. Existing Garages are Alley Adjacent
- 4. Few would allow for Tray Parking





#### Establishes 2 Permitted Formats for Duplexes







### Nonconformities

When a nonconforming Structure (other than a Detached Dwelling in RS or a Congregate Living in an RM Base District with a site plan) is damaged more than 60% of its fair market value, the Structure may not be restored except in conformity with the regulations of the Base District and any applicable Overlay District. Dev. Code: §20-1503(e)(2)

### Nonconformities

When a Detached Dwelling in an RS District, or an approved Congregate Living Structure in RM District is damaged to any extent, it may be restored at its former location without first required to obtain a variance, provided a Building Permit for the restoration is obtained within 12 months of the damage.

Dev. Code: §20-1503(e)(2)



### Nonconformities

- Planning Commission Recommendation
  - Land Development Code
  - Article 15





### Board Recommendations

- Historic Resources Commission
  - Recommend Unanimous Approval

- Planning Commission
  - Recommend Unanimous Approval



