

Oread Design Guidelines

October 11
2016

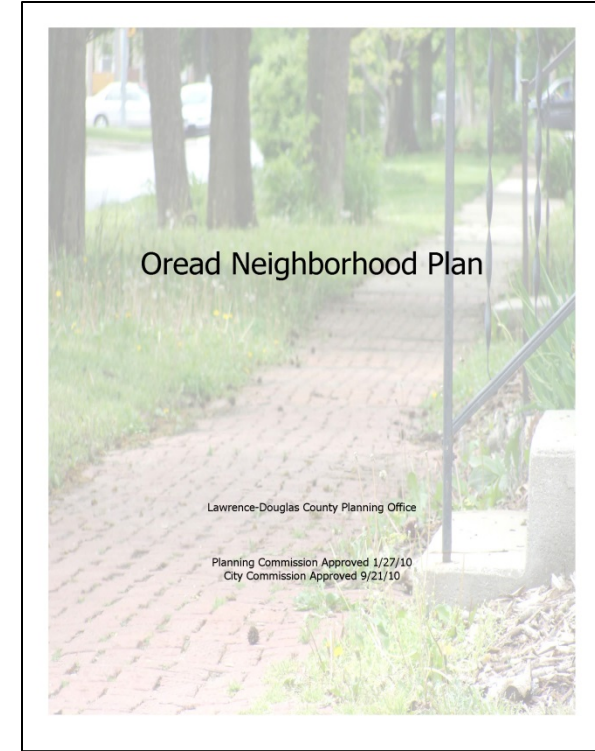


City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



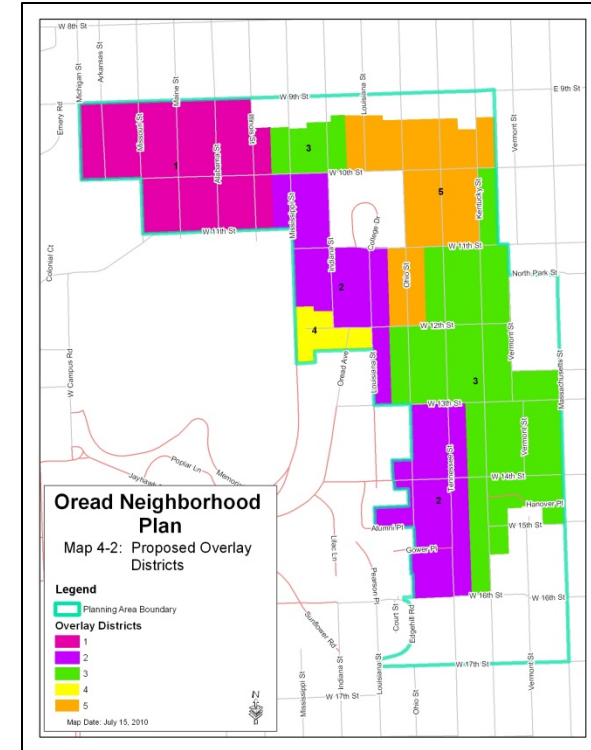
Oread Neighborhood Plan

- Key Actions
 - Expansion of **Rental Registration Program**
 - Conduct **Historic Surveys**
 - Consider creating an **Overlay District**

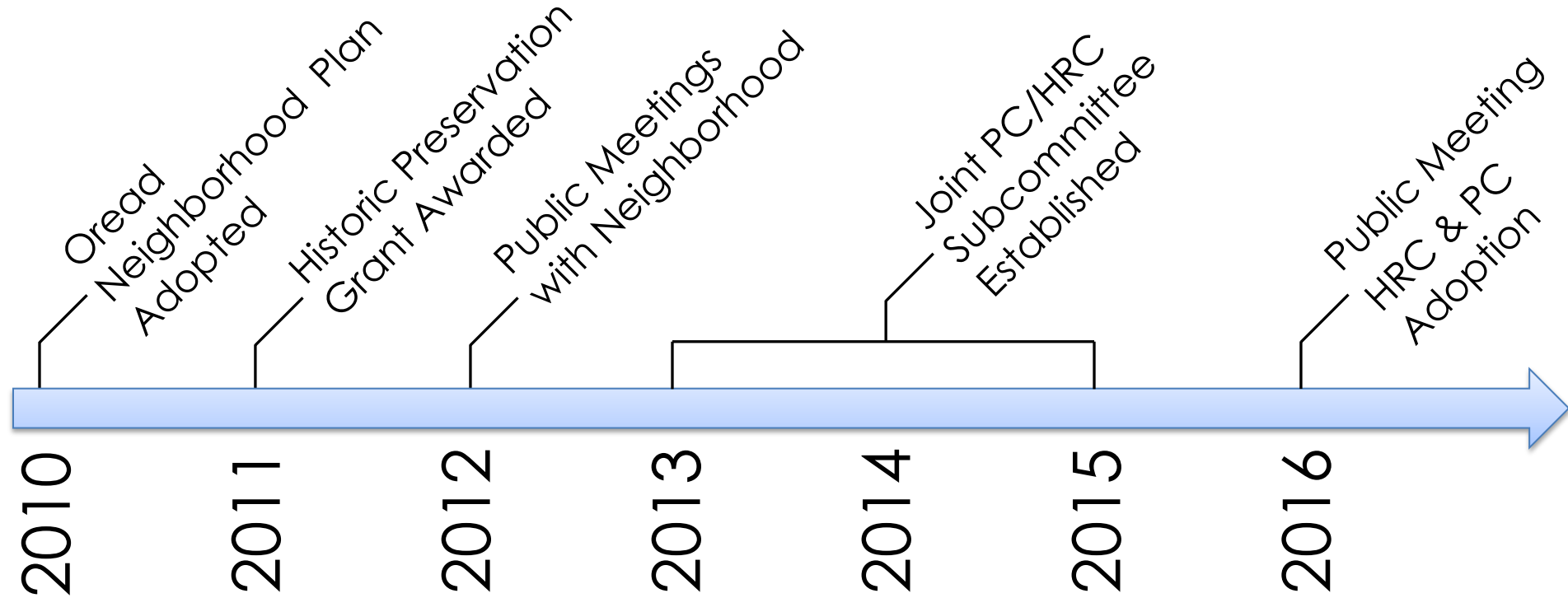


Oread Neighborhood Plan

- 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



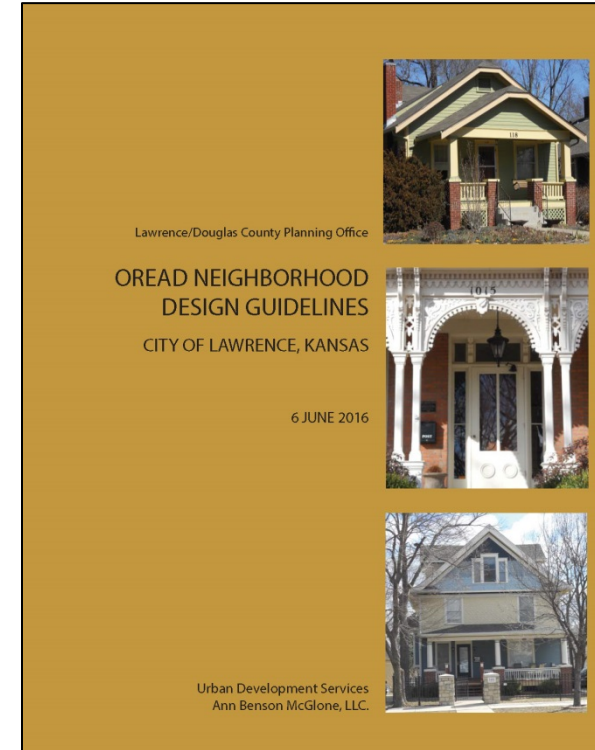
History



Why Design Guidelines?

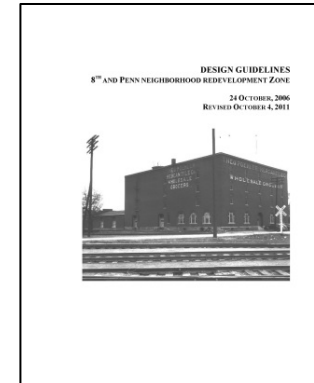
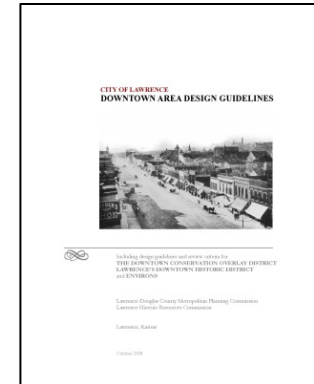
Conservation Overlay Districts:

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

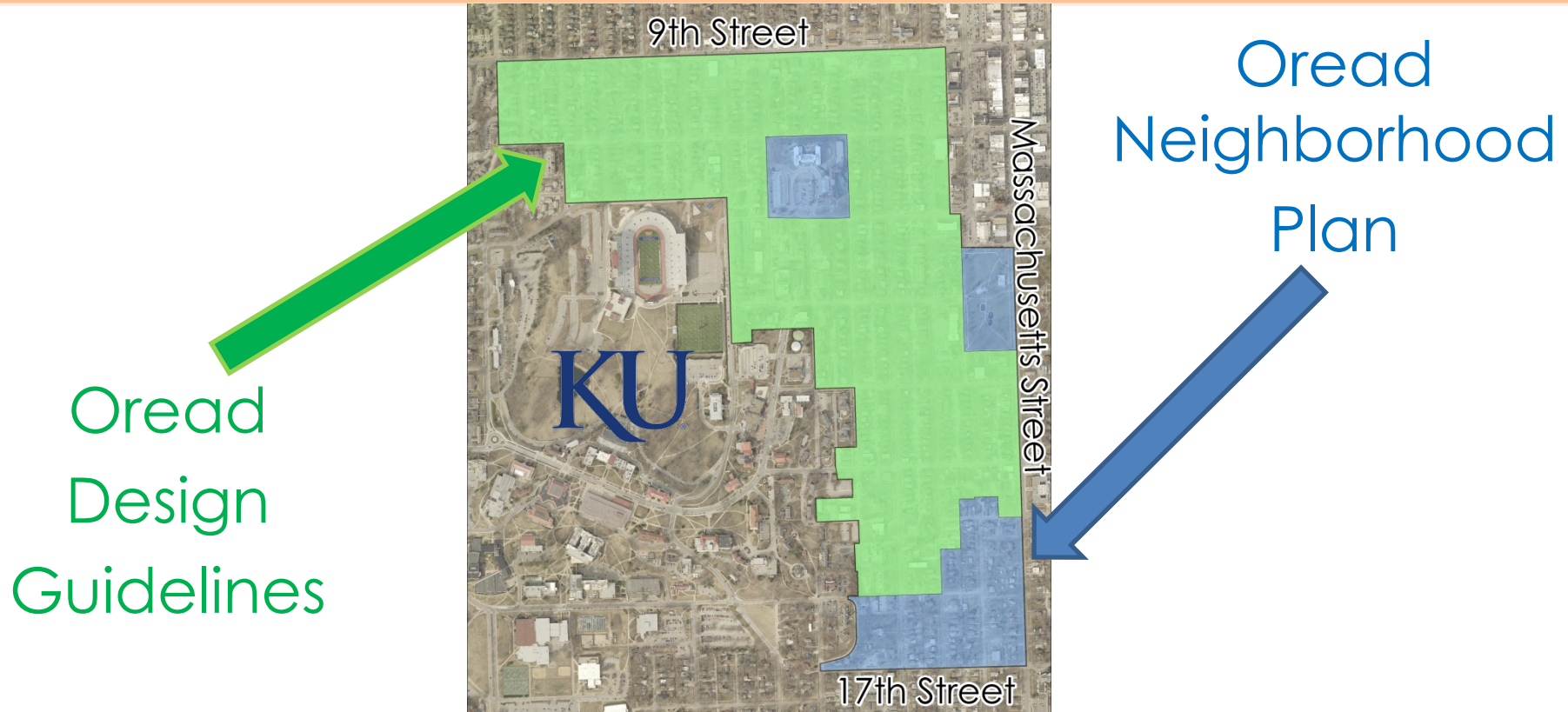


Other Guidelines

- Downtown Area Design Guidelines
- 8th & Penn Neighborhood Redevelopment Zone

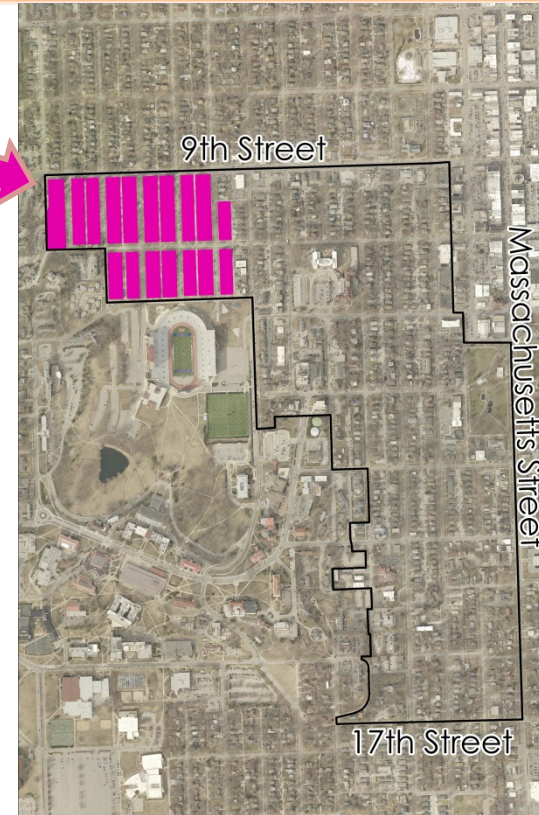
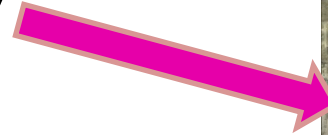


Area Boundaries



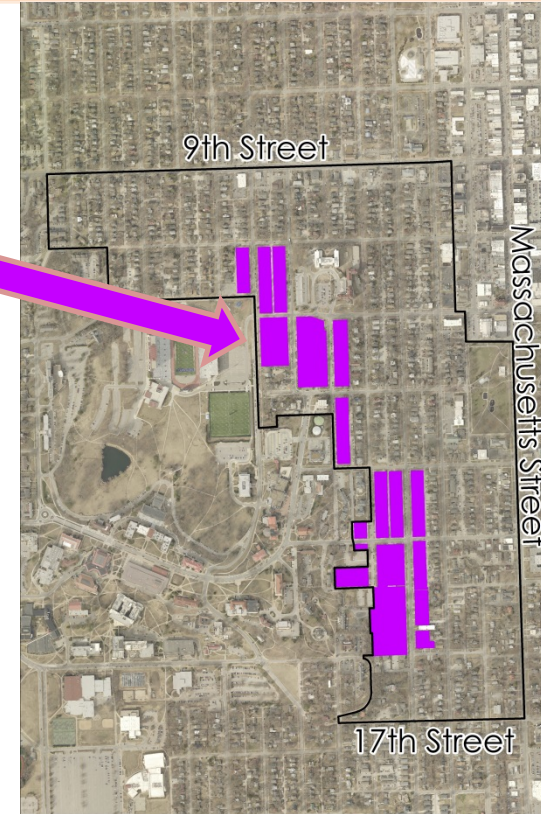
The Districts

- **District 1: Low Density**



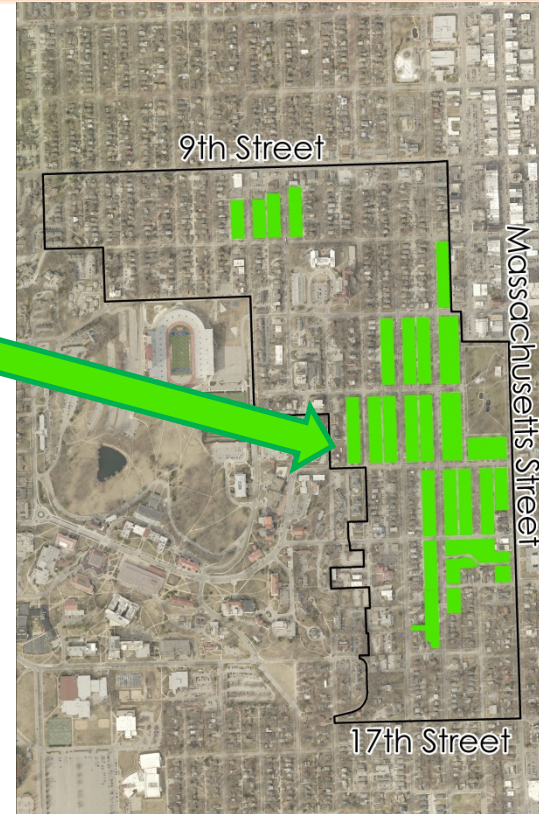
The Districts

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



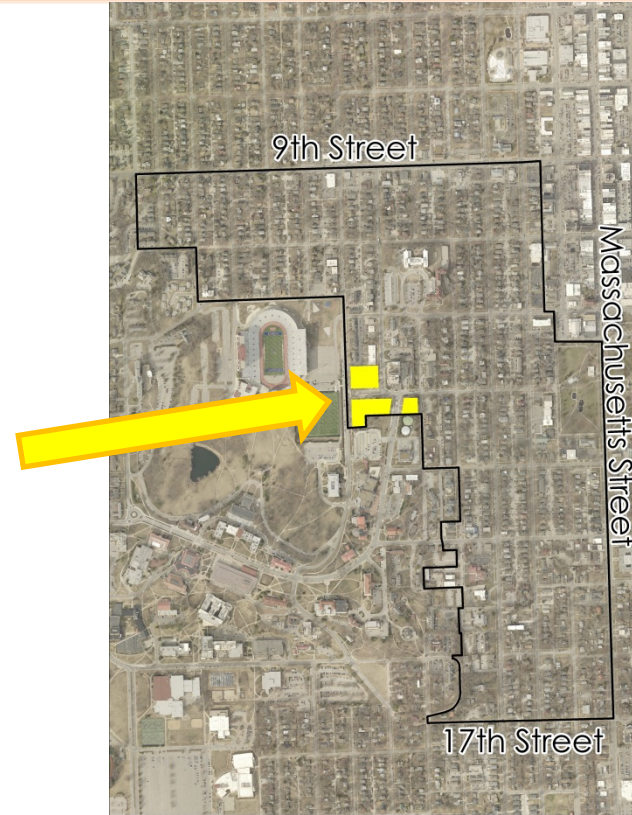
The Districts

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



The Districts

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



The Districts

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



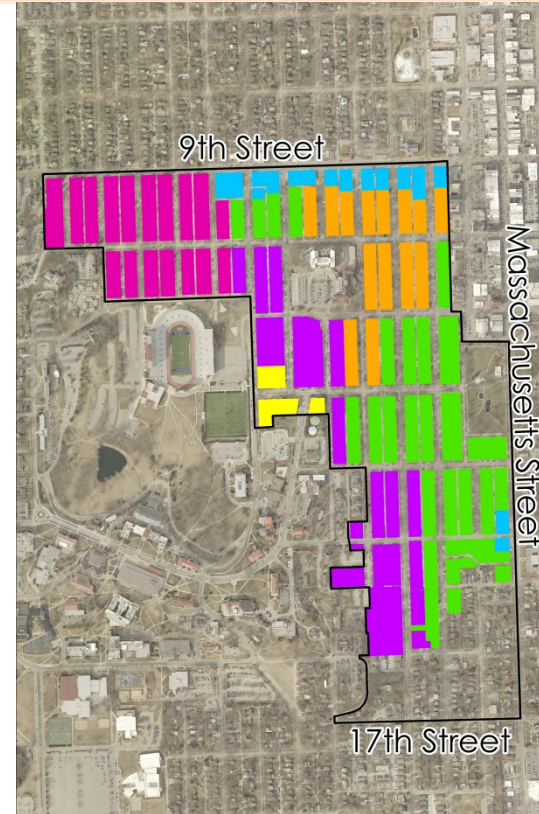
The Districts

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



The Districts

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



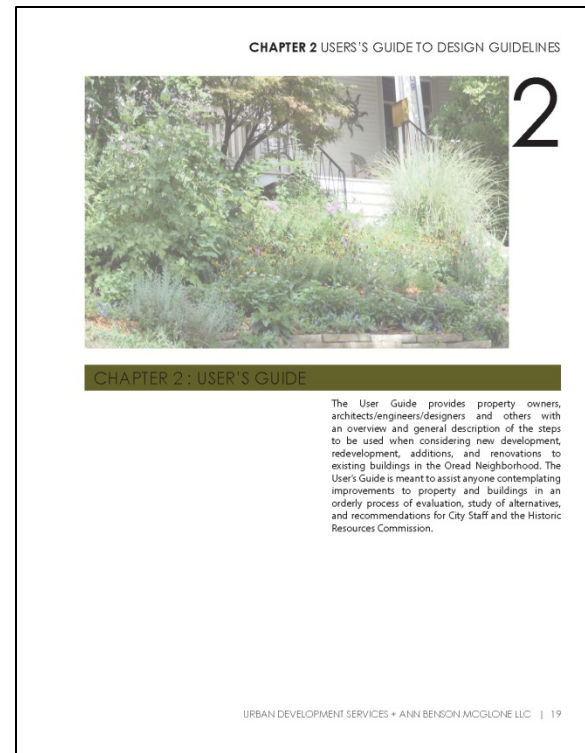
Ch. 1: Introduction

- Background
- Goals of the Guidelines
- District Details




Ch. 2: User's Guide

- How to Use the Guidelines
- Principals & Applicability of Design Review
- Review Process



Review Process: How It Works

- Concurrent with Permit
- Staff may Review & Approve
 - If Staff **Cannot Approve**
 - HRC can Review & **Approve**

 **City of Lawrence**
PLANNING & DEVELOPMENT SERVICES

Building Safety Division
1 Riverfront Plaza, Suite 110
Lawrence, KS 66044
Phone: (785) 832-7700
Fax: (785) 832-3110
www.lawrenceks.org/pds
buildinginspection@lawrenceks.org

ONE & TWO FAMILY DWELLING PERMIT APPLICATION

IF PLANS ARE LARGER THAN 11X17 INCHES, ELECTRONIC MEDIA IS REQUIRED WITH PAPER SUBMITTALS.

1. Applicant Name & Signature
Site Address: _____
Legal Description: _____ Block _____ Lot _____ Subdivision _____

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on drawings submitted in support of this application is accurate. I understand that any building construction performed that is inconsistent or in conflict with this application, the supporting drawings, or the building regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a building permit application by the City that is not in compliance with the building regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the building into compliance. I further understand that no construction shall take place until a permit has been approved by the City.

Applicant Signature: _____ **Date:** _____
Name (print): _____

2. Property Owner Information **3. Project Valuation**
Name: _____ **Zip code:** _____
Address: _____ **Cell phone No:** _____
Phone No: _____
E-mail Address: _____

4. Project Information

<input type="checkbox"/> New Single Family	<input type="checkbox"/> Duplex (separation detail included)	<input type="checkbox"/> Accessory Building
<input type="checkbox"/> Townhome	<input type="checkbox"/> Addition	<input type="checkbox"/> Detached Garage/Carport
<input type="checkbox"/> Remodel	<input type="checkbox"/> Basement Finish	<input type="checkbox"/> Screened Porch
<input type="checkbox"/> Seasonal Room	<input type="checkbox"/> Deck	<input type="checkbox"/> Other: _____

Brief description of project: _____

Documents & Submittals Included (Drawings must be minimum 1/8" scale and fully dimensioned)
Missing documents will lengthen permit review times

<input type="checkbox"/> Plot/Site Plan	<input type="checkbox"/> Foundation Plan	<input type="checkbox"/> Floor Plans	<input type="checkbox"/> Brace Wall Plan	<input type="checkbox"/> Elevations (all)
<input type="checkbox"/> Framing Details	<input type="checkbox"/> Manual J-Sheet	<input type="checkbox"/> Truss Specs.	<input type="checkbox"/> Firewall Detail	<input type="checkbox"/> Other

5. General Contractor Information
Company Name: _____ **License Type:** ____A ____B ____C
Contact Name: _____ **License No:** _____
Address: _____ **Phone No:** _____
Cell phone No: _____ **E-mail Address:** _____

Property owner as contractor? Y ____ N ____ If yes, a signed owner occupant form is required.
*The property owner must occupy the dwelling to be eligible to act as the contractor.

Review Process: How It Works

Permit Application

Staff Review

Can Approve

10 Days

Building Permit

Deny:
Applicant Appeal
30 Days

HRC Review

HRC Approval

10 Days

Building Permit

Ch. 3: Neighborhood Character

- Public Realm Character
- Individual Lot Character
- Period of Significance
 - Key Architectural Styles

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD



3

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 styles and forms that are consistently found within the neighborhood. Understanding the massing, materials, 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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- Public Guidance & Input
- Field Surveys



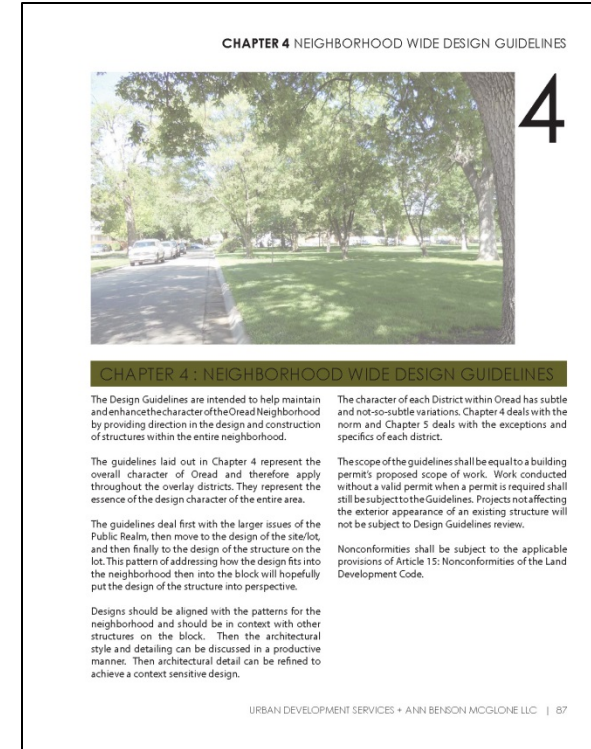
Period of Significance

- 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



Guidelines: Public Realm

- Sidewalks



- Landscaping



Guidelines: Public Realm

- Retaining Walls



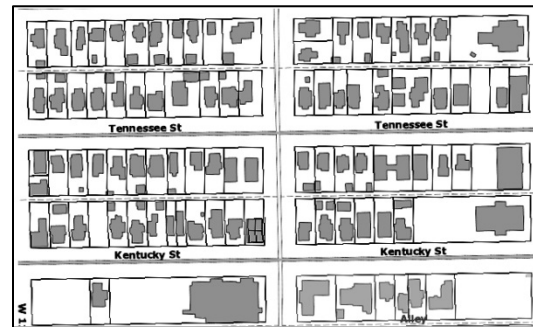
- Fences



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



Example Case



Example Case

- Building Orientation



Example Case

- Building Orientation
- Neighborhood Pattern



Example Case

- Building Orientation
- Neighborhood Pattern
- Foundation Height



Example Case

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



Example Case

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



Example Case

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



Example Case

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



Example Case

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



Example Case

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



Example Case

- Porch Depth



Example Case

- Porch Depth
- Porch Bulk



Example Case

- Porch Depth
- Porch Bulk
- Railing / Handrails



Example Case

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



Example Case

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



Example Case

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



Example Case

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



Example Case

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



Example Case

- 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

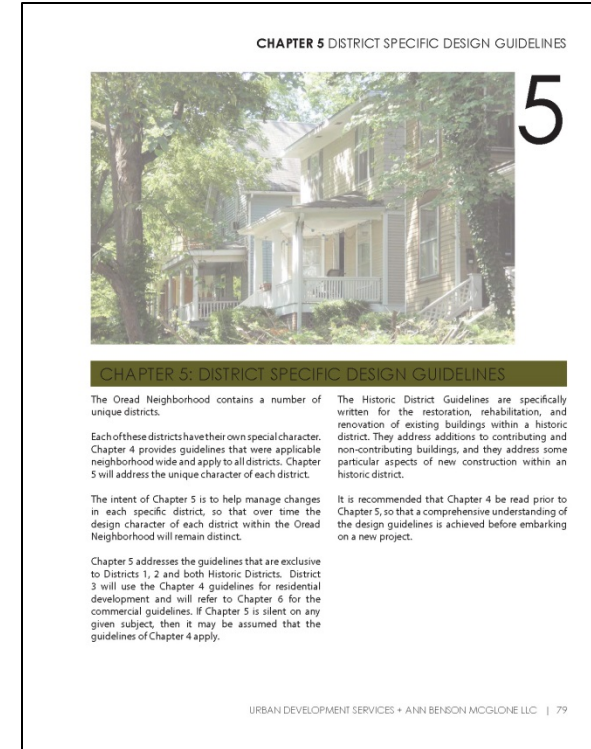
Principal & Accessory Structures at the time of application that:

- 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



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.”

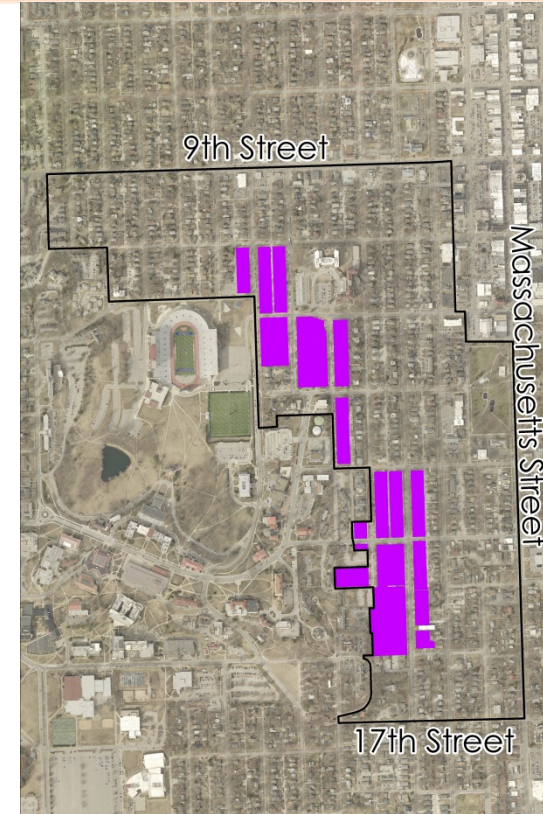


District 2: Access Standards

Parking & Services



Multi-Dwelling
Buildings



District 4 & 5: Retaining Character

Preservation



Rehabilitation



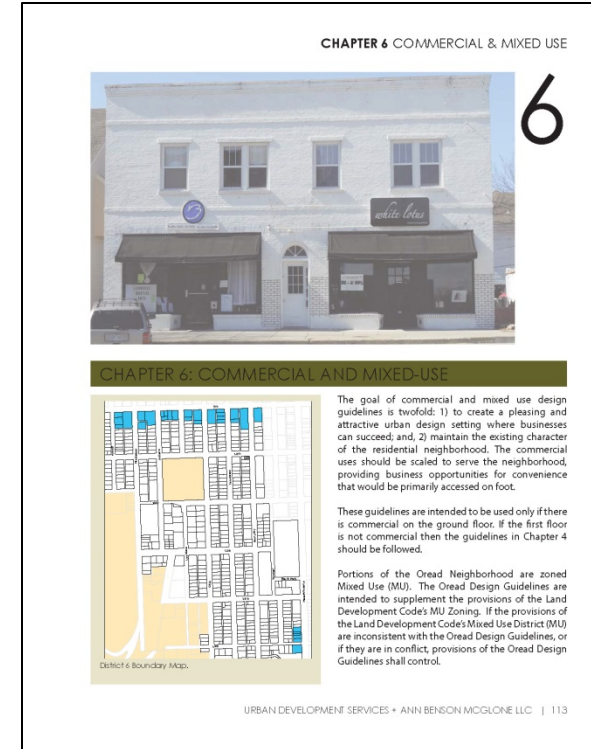
District 4 & 5: Construction

- 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

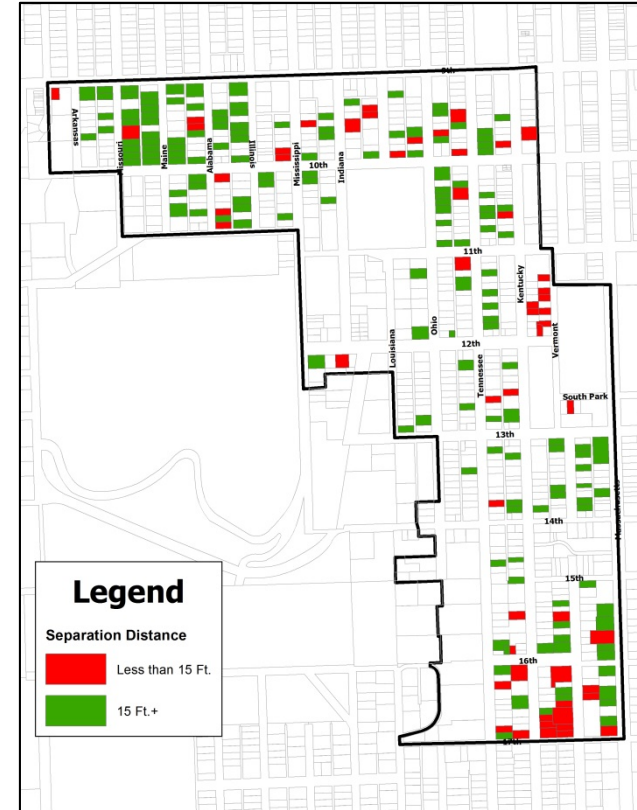
1. Structure Separation
2. House Distance to Alley
3. Accessory Structure Adjacent to Alley
4. Accessory Structure Distance to Alley



Principal Structures

Exceed 15 Feet Separation

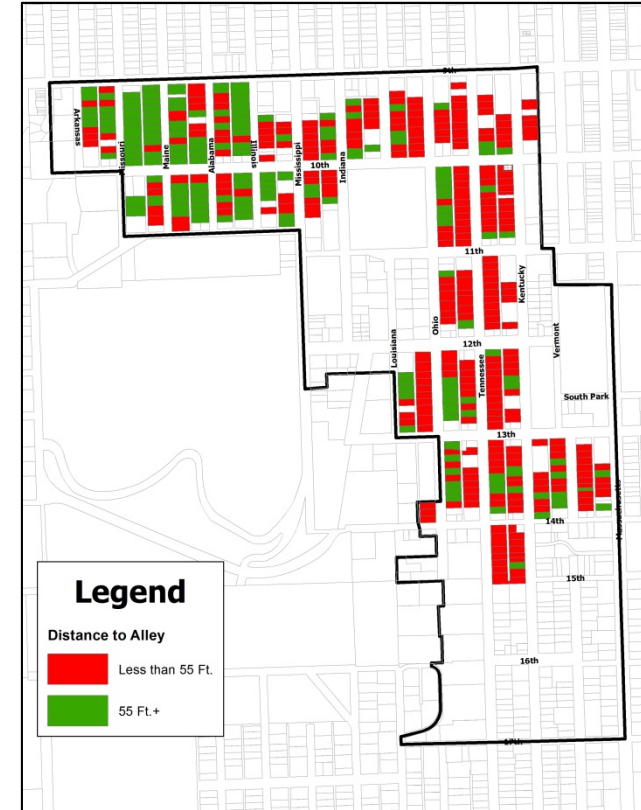
- **74% of Applicable**
- **20% of District**



Principal Structures

Principal Structure
Distance 55+ Feet to Alley

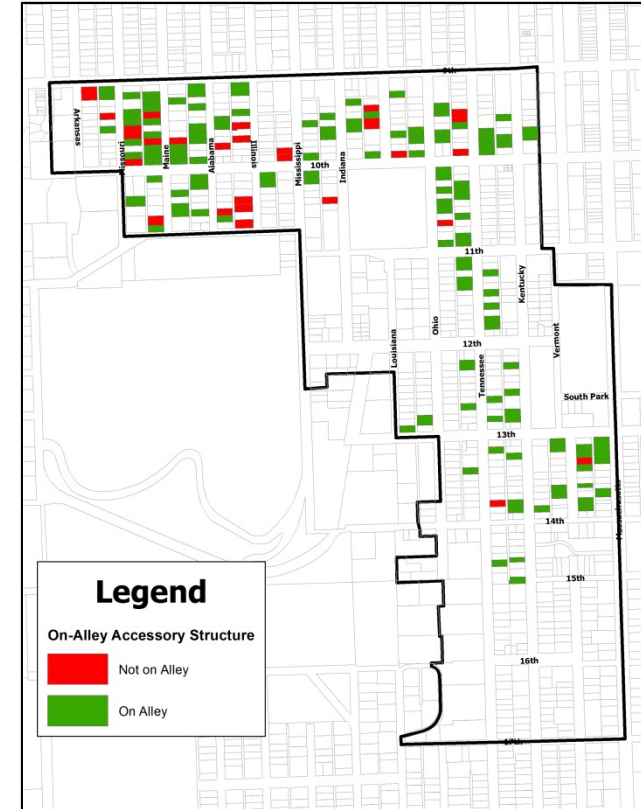
- **65% of Applicable**
- **36% of District**



Accessory Structures

On-Alley Accessory Structures

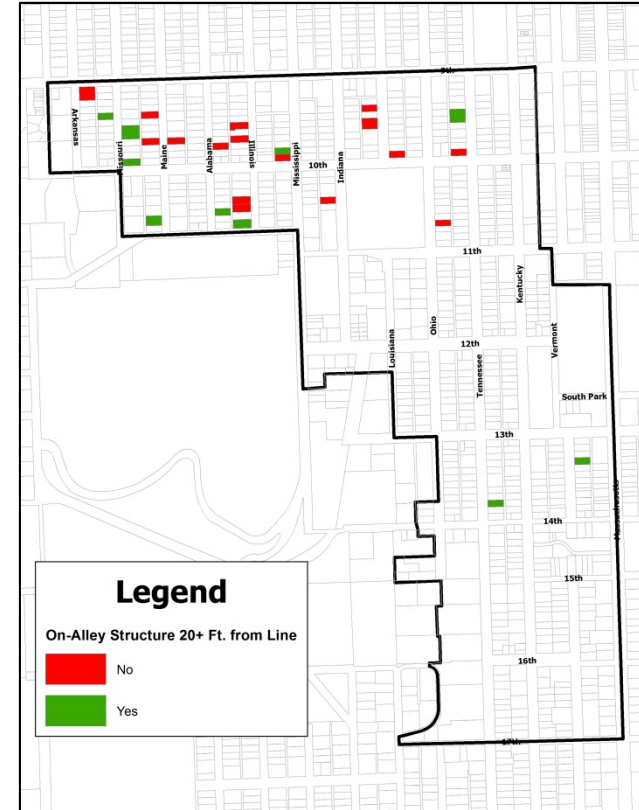
- **15% of District**



Accessory Structures

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

- **1% of District**

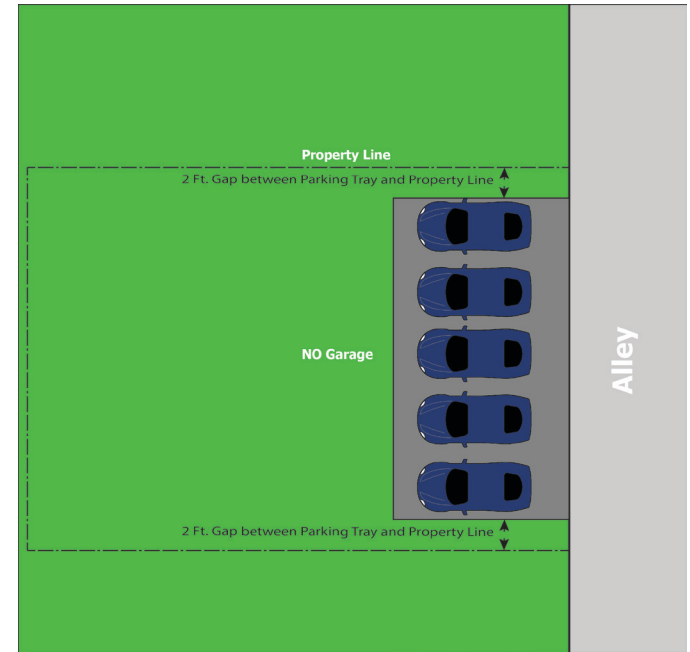
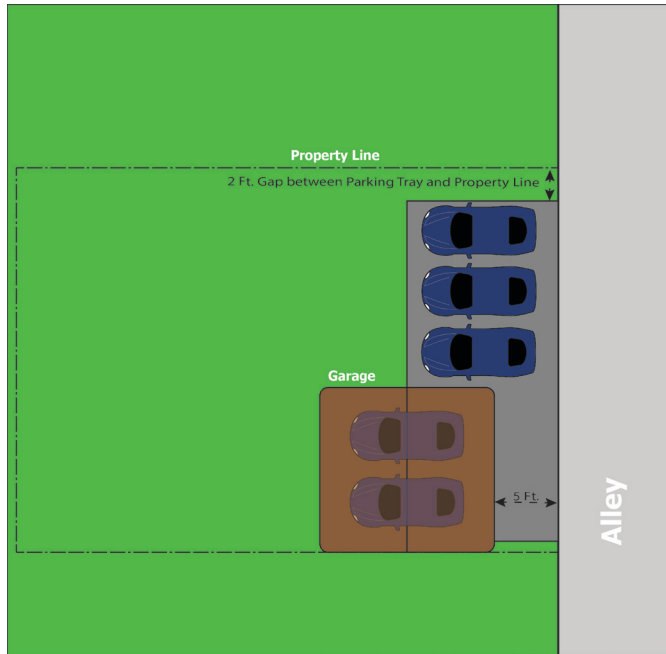


Alley Conclusions

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

