City of Lawrence
PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **APRIL 19, 2018**
CITY HALL, 6 E 6TH STREET
6:30 PM

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

ITEM NO. 1: COMMUNICATIONS

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

ITEM NO. 2: CONSENT AGENDA

A. March Action Summary
B. Administrative Approvals
   1. DR-18-00080 708 Ohio Street; Residential Remodel; State Law Review
   2. DR-18-00082 627 Ohio Street; I/I Permit; State Law Review
   3. DR-18-00083 911 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
   4. DR-18-00090 737 Indiana Street; I/I Permit; State Law Review
   5. DR-18-00108 1023 Kentucky Street; I/I Permit; State Law Review
   6. DR-18-00109 205 E 12th Street; Residential Electrical Permit; State Law Review
   7. DR-18-00115 701 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: DR-17-00401 505 Tennessee Street; Residential Remodel (Roof Alteration); State Law Review. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. (The Historic Resources Commission approved the Certificate of Appropriateness for this project on October 19, 2017.) Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettle, property owners of record.

DEFERRED

ITEM NO. 5: DR-18-00007 728 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of BWB2 LP, property owner of record.

ITEM NO. 6: DR-18-00060 801 Indiana Street; Residential Additions; State Law Review. The property is contributing to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects on behalf of Josh and Casey Hunt, property owners of record.

ITEM NO. 7: DR-18-00105 1512 Oak Hill Avenue; Demolition; Certificate of Appropriateness. The property is located in the environs of Oak Hill Cemetery, Lawrence Register of Historic Places. Submitted by The City of Lawrence.

ITEM NO. 8: DR-18-00111 615 Tennessee Street; Residential Remodel and Addition; State Law Review and Certificate of Appropriateness. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places and is located in the environs of the Henry Martin House (627 Ohio Street) Lawrence Register of Historic Places. Submitted by Adams Architects, LLC on behalf of Wendy Hovorka, property owner of record.

ITEM NO. 9: DR-18-00125 Rezoning – Z-18-00024: Rezoning approximately .82 acres (35,719.2 SF) from RM12 (Multi-Dwelling Residential) District (4,443.42 SF) and RM12 UC (Multi-Dwelling Residential Urban Conservation Overlay) District to RM32 (Multi-Dwelling Residential) District (31,275.78 SF), located at 929 Arkansas Street. Oread Design Guidelines Review. Submitted by Paul Werner Architects, for DJC Holdings LLC, property owner of record.

DR-18-00126 Minor Subdivision – MS-18-00046: A Minor Subdivision (lot combination) of Sinclair's Addition including all of Lot 8, most of Lot 7, and a portion of the Michigan Street Right-of-Way to create proposed Lot 3 of Sinclair's Addition No. 2. The properties are located at 929 Arkansas, 913, 931, 935 Michigan Street and 1000 Emery Road. Oread Design Guidelines Review. Submitted by BG Consultants, on behalf of DJC Holdings LLC, Kirsten & Robin Krug, property owners of record.

ITEM NO. 10: DR-18-00059 826 Rhode Island Street; New Porch Modifications to DR-16-00235; State Law Review. The property is located in the North Rhode Island

Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects on behalf of James Slough, property owner of record.

ITEM NO. 11: East Lawrence Neighborhood Plan Design Guidelines

ITEM NO. 11: MISCELLANEOUS MATTERS

A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since March 15, 2018.

B. Review of any demolition permits received since March 15, 2018.

C. Miscellaneous matters from City staff and Commission members.

City of Lawrence
PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
ACTION SUMMARY FOR **MARCH 15, 2018**
CITY HALL, 6 E 6TH STREET
6:30 PM

Commissioners Present: Bailey, Evans, Fry, Veatch
Staff Present: Cronin, Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

A. There were no communications from other commissions, State Historic Preservation Officer, and the general public not included in the packet.
B. No ex-parte communications.
C. There were no abstentions.
D. Committee Reports

Ms. Lynne Zollner said the Architectural Review Committee (ARC) met this month and discussed the grocery store project and it will go back to the ARC again next month.

ITEM NO. 2: CONSENT AGENDA

A. February Action Summary
B. Administrative Approvals
   1. DR-17-00367 1232 Louisiana Street; New Duplex; Oread Design Guidelines Review
   2. DR-17-00414 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
   3. DR-17-00526 830 Connecticut Street; Residential Accessory Structure; Certificate of Appropriateness
   4. DR-17-00564 816 Massachusetts Street; Sidewalk Dining Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
   5. DR-17-00658 811 New Hampshire Street; Sign Permit; State Law Review and Downtown Design Guidelines Review
   6. DR-17-00699 1201 Rhode Island Street; Mechanical Permit; State Law Review
   7. DR-17-00701 125 E. 10th Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
   8. DR-17-00702 933 Rhode Island Street; Plumbing Permit; State Law Review
   9. DR-18-00015 1333 Kentucky Street; New Residential Duplex; Oread Design Guidelines Review
   10. DR-18-00016 1012 Tennessee Street; Electrical Permit; State Law Review

11. DR-18-00018 831 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
12. DR-18-00019 1337 New Hampshire Street; Residential Remodel; State Law Review
13. DR-18-00022 302 W 11th Street; AT&T ROW Cabinet; State Law Review, Certificate of Appropriateness and Oread Design Guidelines Review
14. DR-18-00026 1103 Connecticut Street; AT&T ROW Cabinet; Certificate of Appropriateness
15. DR-18-00029 844 Rhode Island Street; AT&T ROW Cabinet; State Law Review and Certificate of Appropriateness
16. DR-18-00030 1300 New Hampshire Street; AT&T ROW Cabinet; State Law Review
17. DR-18-00031 635 Rhode Island Street; AT&T ROW Cabinet; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
18. DR-18-00032 1246 Tennessee Street; AT&T ROW Cabinet; Oread Design Guidelines Review
19. DR-18-00033 1300 Tennessee Street; AT&T ROW Cabinet; Oread Design Guidelines Review
20. DR-18-00034 303 W 11th Street; AT&T ROW Cabinet; Certificate of Appropriateness and Oread Design Guidelines Review
21. DR-18-00038 1012 Tennessee Street; Residential Remodel; State Law Review, Certificate of Appropriateness and Oread Design Guidelines Review
22. DR-18-00043 1340 Tennessee Street; Commercial Addition; Oread Design Guidelines Review
23. DR-18-00048 1420 Crescent Road; Sign Permit; Certificate of Appropriateness
24. DR-18-00050 941 Pennsylvania Street; Residential Remodel; Certificate of Appropriateness
25. DR-18-00051 7 E 8th Street; Sign Permit; State Law Review, and Downtown Design Guidelines Review
26. DR-18-00054 1124 Rhode Island Street; Residential Addition; State Law Review and Certificate of Appropriateness
27. DR-18-00058 413 E 7th Street; Commercial Remodel; Certificate of Appropriateness

DEFERRED

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Evans, to approve the February 15, 2018 Action Summary.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to confirm Administrative Approvals B1- B26.

Unanimously approved 4-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown mentioned that on April 14th there would be an open house at the Zimmerman House, 200 Nebraska Street, a collaborative event between Lawrence Preservation Alliance (LPA) and Lawrence Modern.

ITEM NO. 4: DR-18-00060 801 Indiana Street; Residential Additions, Demolition of Accessory Garage and New Accessory Garage; State Law Review. The property is contributing to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects on behalf of Josh and Casey Hunt, property owners of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

Commissioner Fry asked if it's a listed property.

Ms. Zollner said it is.

Commissioner Bailey asked if staff has concerns about the height of the carriage house or the garage.

Ms. Zollner said it's tall but within the range of accessory structures built in the area, and the larger lot can handle a tall garage.

APPLICANT PRESENTATION
Mr. Dan Sabatini & Mr. Josh Hunt, applicants, said they appreciate staff working with them on solutions. They explained details of the project.

Commissioner Bailey asked about simplifying the southwest addition.

Mr. Sabatini explained that they're using the gable to conceal a beam that's holding up a portion of the existing building. He said they could look at ways to simplify it.

No public comment.

COMMISSION DISCUSSION
Commissioner Bailey felt the shed roof might be too simple for the house.

Ms. Zollner said compatible new construction that doesn't mimic the historic structure should be considered when looking at additions to historic properties. She suggested they could simplify the gable or the glass.

Commissioner Evans asked if the project should be referred to the Architectural Review Committee (ARC).

Commissioner Bailey felt that would be productive.

Commissioner Evans said he would move to accept staff's recommendation.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to refer the project to the Architectural Review Committee to work on possible adjustments to the roof on the west addition/conservatory and simplifying the roof on the southwest addition to a shed roof appearance from the public right-of-way of Indiana Street.

Unanimously approved 4-0.

Mr. Sabatini asked if the action will allow them to progress with the garage portion of the project.

ACTION TAKEN
Motioned by Commissioner Evans, seconded by Commissioner Veatch, to approve the garage portion of the project.

Unanimously approved 4-0.

ITEM NO. 5: DR-18-00059 826 Rhode Island Street; New Porch Modifications to DR-16-00235; State Law Review. The property is located in the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects on behalf of James Slough, property owner of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

Commissioner Fry asked about a neighboring house.

Ms. Zollner said that structure is new construction on a vacant lot in the historic district.

Commissioner Bailey said this is the first time he's ever seen this happen. He asked about the path of the project if it is denied by the HRC.

Ms. Zollner explained that the role of the HRC is to determine whether the project meets the guidelines associated with the Secretary of Interior Standards. If denied, the applicant has the ability to appeal to the City Commission.

Commissioner Veatch asked if the project is still under City review.

Ms. Zollner said the project was undergoing inspection when it was discovered it had not been constructed to plan. Final occupancy will not be granted until there is an approved plan, so their avenue was to submit a new application to the HRC.

APPLICANT PRESENTATION
Mr. Brad Finkeldei, attorney on behalf of the property owner, explained that the construction error was not intentional, and urged commissioners to review the project as if it had not been built. He discussed each point of concern identified in the staff report and compared the home to others in the neighborhood. Mr. Finkeldei explained that they've come up with an alternative solution to the issue at hand, which will lower the sidewalk and create one step up. He also explained drainage solutions.

Commissioner Veatch asked if the proposed solution was discussed with staff.

Mr. Finkeldei said no.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said it's an awkward situation but urged the applicant to work on creating the appearance of a front porch to conform to the historic neighborhood. He thought the addition of porch rails might be helpful, and suggested the project be referred to the ARC.

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), agreed that it's an awkward situation and the drainage issue is a tough problem to solve. She would like to see the one step up enforced.

COMMISSION DISCUSSION

Commissioner Bailey asked for staff's thoughts on the applicant's new proposal.

Ms. Zollner said she would need time to review it.

Commissioner Evans said he didn't appreciate the discussion about the existing neighborhood, because the ultimate issue is that they didn't build what was approved. He suggested other details of the project are also out of character, including the fenestration. He would not approve the current proposal.

Commissioner Veatch said that's true, but their role is to encourage a structure that is more compatible with the district. He suggested they work with the applicant on a solution.

Commissioner Bailey agreed and its concerning that this happened, but working on a solution makes the most sense, preferably by referring to the ARC.

Commissioner Veatch asked if it has to be an ARC issue or if it should be resubmitted to staff.

Commissioner Fry said he doesn't like the current proposal but appreciates their attempt to move in a better direction. He encouraged the applicant work with staff.

Ms. Zollner said staff would recommend they work with the ARC.

Commissioner Evans reiterated that he's bothered by the unapproved construction, and feels there should be a consequence for noncompliance.

Commissioner Bailey said they don't have a mechanism to impose consequences, but they were heading in the right direction

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Veatch, to refer the project to the ARC to discuss the applicant's new proposed solution and other porch modifications.

Unanimously approved 4-0.

ITEM NO. 6: 9th Street Project Presentation; State Law Review, Certificate of Appropriateness and 8th & Pennsylvania Street Conservation Overlay District Guidelines Review. The street project spans the length of E 9th Street from New Hampshire Street to Pennsylvania Street. The project crosses Lawrence's Downtown Conservation Overlay District, the North Rhode Island Street Historic Residential District, National Register of Historic Places, the Environs of the Social Service League, Turnhalle, and St. Luke African Methodist Episcopal Church, Lawrence Register of Historic Places, and is located in the 8th & Pennsylvania Revitalization Overlay District.

STAFF PRESENTATION

Ms. Zollner introduced the item and Mr. David Cronin presented.

Commissioner Bailey asked if old bricks will be reused.

Mr. Cronin said they will reuse as many bricks as possible.

Commissioner Veatch asked why they can't reuse the limestone curb in place.

Mr. Cronin said in his experience, when the limestone is removed only half is reusable. He said replacing only half on this street wouldn't look good and wouldn't be ideal for drainage.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they've been in touch with St. Luke AME Church, and they want to focus on the dual sidewalk idea. The church rehabilitated about 10 years ago which dealt with a lot of structural deficiencies, and funding for phase two is now being planned. He explained why they would prefer to have one lower brick sidewalk.

Pastor Verdell Taylor, St. Luke AME Church, said this is his 23rd year with the church. He explained that they are in the early stages of exploring funding possibilities. Their desire is for all projects to be compatible and they feel it's a good time to work together and move forward.

Ms. KT Walsh said it feels good that everyone seems to be on the same page and she's happy the brick and limestone curbs will be saved. She asked if the project would be completed in phases, and if it would be appropriate to monitor any damage to the church throughout the project.

COMMISSION DISCUSSION

Ms. Zollner explained the HRC's role and the standards that apply to the project.

Commissioner Bailey asked if these are preliminary plans that will change.

Mr. Cronin said the plans are about 80% complete

Commissioner Bailey asked if there would be additional discussions with the church about lowering the sidewalk, and if so, whether plan changes will come back to the Commission.

Ms. Zollner said they can discuss that option, but the proposal to lower the sidewalk would not meet standards.

Commissioner Evans suggested they could approve and direct any changes to either be reviewed by staff or come back to the Commission.

Commissioner Bailey said it sounds like the brick have been addressed in the current plan, so the only outstanding issue is the limestone curbing.

Ms. Zollner said that's correct.

Mr. Cronin showed the location of existing limestone curbs and explained that they would be carefully removed and stockpiled.

Ms. Zollner asked if the limestone curbs are on both sides of the street.

Mr. Cronin said they are.

Ms. Zollner asked if it could be repaired on both sides and filled in with new limestone curb.

Mr. Cronin said that's possible but he wasn't sure it would match well with the new street materials.

Commissioner Veatch pointed out that a mix of materials is ok, and if following the standards, they should replace like with like.

Commissioner Evans said the problem with limestone is that it doesn't hold up over time.

Commissioner Veatch said they can replace with something longer lasting but that's not the intent of the standards.

Commissioner Fry asked if the street will be widened.

Mr. Cronin said it will remain the same width. He explained why he did not recommend putting the limestone curb back in on a new concrete street.

Commissioner Veatch said he's swayed more by the engineering concerns with limestone curb replacement as opposed to the mismatched look they would create.

Mr. Cronin explained in further detail why it's problematic to repair a concrete street with limestone curbing in place.

Commissioner Evans asked Mr. Cronin if it's feasible to use limestone on a brick street.

Mr. Cronin said it's been done in the past when reconstructing brick streets.

Ms. Zollner asked if the gutter can be done with the limestone curb.

Mr. Cronin said it would need to be concrete pavement. He said bricks structurally align better with limestone curbs than concrete.

Commissioner Bailey asked if the street was originally brick.

Mr. Cronin said he thought so.

Commissioner Bailey said he feels comfortable approving the current plan.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the plan as presented and make the determination that it will not damage or destroy any historic property included in the National Register of Historic Places and the State Register of Historic Places, and to direct staff to administratively review any minor alterations to the project.

Unanimously approved 4-0

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy landmarks or their environs.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the plan and make the determination that it meets the development and design standards for the 8th & Pennsylvania Urban Conservation Overlay District.

Unanimously approved 4-0.

Commissioner Bailey added that the retaining wall around the church mentioned earlier in discussion sounds like a hazard.

PUBLIC COMMENT
Ms. KT Walsh asked them to be careful removing the stone curbs at the alley.

ITEM NO. 7: East Lawrence Neighborhood Plan

Ms. Zollner presented the item.

Commissioner Bailey asked when the existing plan was created.

Ms. Zollner said it's over 15 years old.

Commissioner Bailey said staff's proposal sounds like a good idea.

Ms. Zollner explained that it's an expensive process so grants will be needed.

Commissioner Evans asked if a grant was discussed for the project.

Ms. Zollner said yes, but Commissioner Hernly asked that we get the process started now.

Commissioner Bailey said it sounds like a good plan.

PUBLIC COMMENT
Ms. KT Walsh said she's really glad to see a guidelines discussion on the agenda, but it would be better if more commissioners were present. She suggested the HRC send a letter in support of this project to the City Commission.

Commissioner Bailey suggested they should bring the item back in a month or two for discussion.

Commissioner Veatch suggested they bring it back next month.

ITEM NO. 8: MISCELLANEOUS MATTERS

A. There was no comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since February 15, 2018.

B. There were no demolition permits received since February 15, 2018. no

C. Miscellaneous matters from City staff and Commission members.

Commissioner Evans said the new iPad technology is much better to use.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to adjourn the meeting.

ADJOURNED 8:50 PM

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-18-00080 708 Ohio Street; Residential Remodel; State Law Review

B. PROJECT DESCRIPTION

Residential Remodel Permit for Interior Alterations

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-18-00082 627 Ohio 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-18-00083 911 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit

C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

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

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-18-00090 737 Indiana 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-18-00108 1023 Kentucky 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-18-00109 205 E. 12th Street; Residential Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical 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-18-00115 701 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Commercial Remodel Permit for interior alterations and exterior stair and platform.

C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

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

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: DR-18-00007
STAFF REPORT

A. SUMMARY

DR-18-00007 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of BWB2 LP, property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to rehabilitate the structure located at 726 Massachusetts Street. The rehabilitation will include the removal of additions on the east side of the building and a new addition, removal of the metal upper-story sheathing and construction of a new fenestration pattern, and a new storefront system. Interior rehabilitation is also part of the project scope.

The new addition will be approximately 2400 sf and will be two stories in height with a three-story stair tower on the southeast corner of the addition. The two-story portion will be constructed of painted concrete masonry units (CMU); the color of the units is not specified. The stair tower will be brick with brick detailing. The two-story CMU portion of the addition will have four single pane upper story aluminum windows. The addition extends to the east property line. Two single pedestrian doors will open onto the alley.

The façade/Massachusetts Street elevation will have a complete rehabilitation with the exception of the existing exposed metal cornice. The entire storefront will be removed and replaced with a modern interpretation of a traditional three-part system with a bulkhead, display windows, and transom area. The bulkhead is proposed to be fiber cement board and the storefront display

windows and transoms will be a modern aluminum system with the verticals framed of wood with a facing of fiber cement trim. The primary entrance to the ground floor will be a double leaf door on the south end of the storefront. Two single leaf doors that will be sealed in place are located within the new storefront system and an additional single leaf entrance, original to the structure in location and material, will provide access to the upper story.

The proposed rehabilitation on the upper story of the façade includes the removal of a previous rehabilitation project of metal panels and replacement windows that have altered the historic window pattern of the structure. The current proposal will create a new window pattern with single hung aluminum windows. The windows will have fiber cement trim.

The interior rehabilitation will include all new mechanical and plumbing systems, new ceilings, new partition walls to divide spaces for the new floor plan, and new flooring to be a combination of wood and tile. The masonry walls will be covered by furring out, dry walling, and adding wood paneling.

C. STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

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. Therefore, the following standards apply to the proposed project:

> *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.

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;

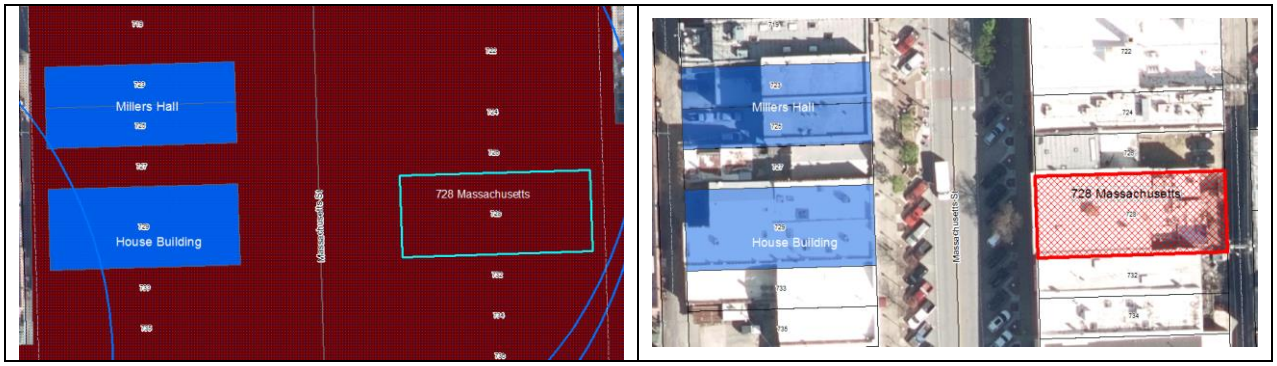
6. Deteriorated architectural features shall be repaired rather then replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural 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.

There are no environs definitions for Miller's Hall and the House Building.



<u>Downtown Design Guidelines</u>

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

6. Block Elements

6.1 Buildings should have retail and commercial uses at street level.
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.
6.13 Storefronts should respect the 25-foot or 50-foot development pattern ratios that prevail. Upper story facades may vary from this pattern but must unify the building as a whole.
6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.

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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.

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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.
10.5 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.
11.5 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.

13. Secondary and Rear Facades

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

15. Architectural Details, Ornamentation, and Cornices

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

16. Rooflines and Parapets

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

17. Awnings, Canopies, and Marquees

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

Stationary fabric awning: Awnings of stationary design, typically with metal frames, and covered with fabric.
Fixed awning: A rigid, roof-like shelter sloping and draining away from the building.
Canopy: A rigid, flat roof-like structure, sloping and draining towards the building.
Marquee: A large rigid, flat roof-like structure erected only over the entrance to a building.

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

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18. Signs and Signage

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

18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall facade design or mounted below a storefront cornice.

18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level facade

18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.

18.10 Signs for multiple storefronts within the same building should align with each other.

18.11 Existing signs of particular historic or architectural merit, such as the Varsity or Granada theater marquees, should be preserved. Signs of such merit shall be determined at the discretion of the Historic Resources Commission.

18.12 Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear façade 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

20.10 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.

21. Safety and Accessibility Features

21.1 Review proposed new uses for existing historic buildings to determine if meeting related building code and accessibility requirements is feasible without compromising the historic character of the building and the site.

21.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.

21.3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.

21.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.

21.5 When introducing reversible features to assist people with disabilities, take care that historic materials or features are not damaged.

21.6 If possible, comply with accessibility requirements through portable or temporary, rather than permanent, ramps.

22. Utilities and Energy Retrofit

22.1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.

22.2 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.

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

22.4 Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.

22.5 Locate exposed exterior pipes, raceways, wires, meters, conduit, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.

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

22.7 It is not appropriate to install large antennas and satellite dishes on primary elevations. Small, digital satellite dishes must not be visible from a public street and must be screened from view.

22.8 Aerial antennae shall be screened, concealed or camouflaged.

23. Demolition

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

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

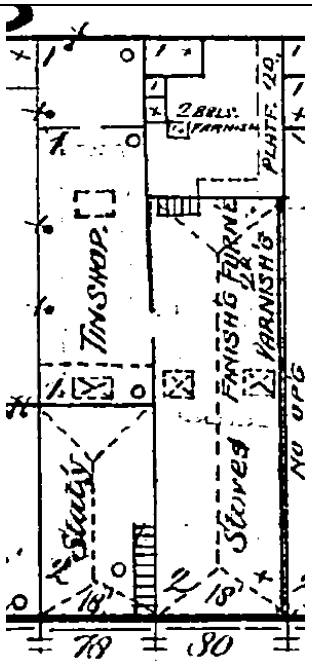
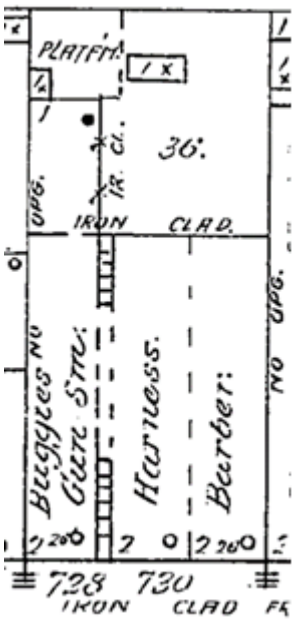
23.3 No structure within the Conservation Overlay District may be demolished or removed, in whole or in part, until after the application for a building and/or demolition permit has been reviewed by the Historic Resources Commission and approved by the City Council.

D. STAFF ANALYSIS

History

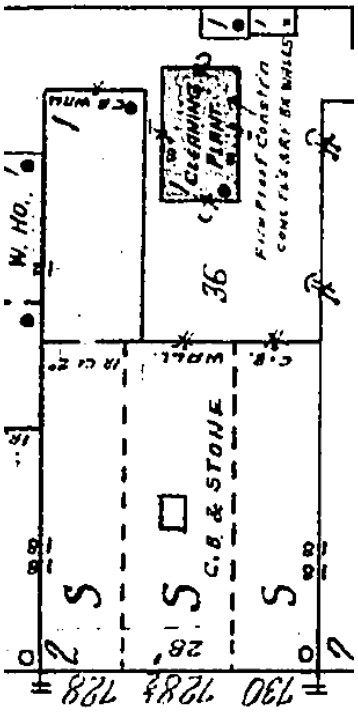
According to the National Register nomination, 728-730 Massachusetts Street has three large bays that correspond to the original three storefronts. The bays on the second story are formed by engaged, fluted pilasters. Each bay contains a set of three windows, with a large fixed sash window in the center, flanked by multi-paned casement windows (not original, not dated). The pilasters support a full-width projecting entablature. Above, the elaborate metal cornice has large decorative brackets above each pilaster, and smaller decorative brackets in between. The architrave panels have small floral motifs, and there is a dentil band on the overhanging cornice. The second story is clad in historic metal siding (not dated). The north and central storefront have recessed, centered entries, with wood doors having a large single glass sash. There is a secondary entry leading to the upper story between two storefronts. The south storefront has a flush entry door at its south end. All display windows have glass block bulkheads. The transoms have been covered. Storefront divisions are formed by original cast iron columns with capitals.

The historic resources survey for the building notes that the structure was a saloon in the 1860s. By 1883, the 728 portion of the building contained a stationary store in the front and a one-story tin shop in the back half; 730 was a stove store. While the survey and the National Register nomination date the building to 1868, the 1889 Sanborn map seems to show a different building. Changes to the structure are significant enough that staff is of the opinion that at least a large portion, if not all of the structure dates after 1883 and before 1889.

	
1883	1889

The 1889 configuration of the building does not change over time with the exception to some

changes to the additions on the east elevation. The addition on the northeast corner of the building, however, appears to remain to the present.

	
1927-1949	2017

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, as part of a district, or in the case of a Certificate of Appropriateness, 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 character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

Identifying character-defining elements for properties that have been altered over time may be more challenging than properties that have not been altered. In addition, properties that have alterations that have achieved historic significance in their own right are especially challenging. Buildings with historic utilitarian additions are also very challenging because historic by age does not always equate with character-defining.

Addition

The existing additions on the east of the building have utilitarian design. The Sanborn maps indicate

that the northern addition likely dates to 1889. The stone construction may support this date. The location would suggest that this portion of the structure has always been a utilitarian space for the building. While very important to the history of the building, age does not always equate to character-defining. The form of the addition and the wall material are the character of this portion of the building. The eastern brick addition was constructed prior to 1927 as a cleaning plant according to the Sanborn maps. Again, the location, form, and building materials are the character of this addition. The cleaning plant has now been attached to the primary historic structure. The history of the cleaning plant is important to the building history. While both the additions are important to the history, form, and to some extent materials for the character of the building, the location and condition of the additions indicate that they may not be character-defining for architecture and have some loss of integrity due to deterioration. Staff has not made a condition analysis of the additions or been inside the structures.

As with the continued use of many historic properties, the challenge is often finding space to provide for new uses that will extend the use/life of the historic structure. Additions on the rear of a structure are the best alternative to meet the modern needs of historic structures while maintaining the historic character of the primary façade. The proposed reconfiguration of the east portion of the building with the removal of the existing additions and the construction of a new addition will provide space for a new kitchen and associated cooler, modern ADA restrooms, and a new access ramp and egress stair tower for upper story residential uses. The cooler and kitchen updated spaces could in the future be converted to allow for new storage space for other uses of the building.

The removal of the two historic additions will be a loss of historic fabric and form for the listed property. However, while the loss is significant to the history of the structure, it may be secondary because the architectural loss and the functional use of the utilitarian spaces may no longer be considered character-defining and they no longer characterize the historic utilitarian uses of the property.

If the commission approves the removal of the additions, the additions should be thoroughly documented with photographs, interior and exterior, and drawings.

The new addition is appropriate in size, scale, massing, and placement. The materials for the stair

tower are appropriate. While CMU exists in alleys in the downtown district, the juxtaposition of painted CMU to the well-designed stair tower makes this portion of the addition less successful. This portion of the addition should be a more detailed material that will complement and coordinate with the new stair tower.

Façade Rehabilitation

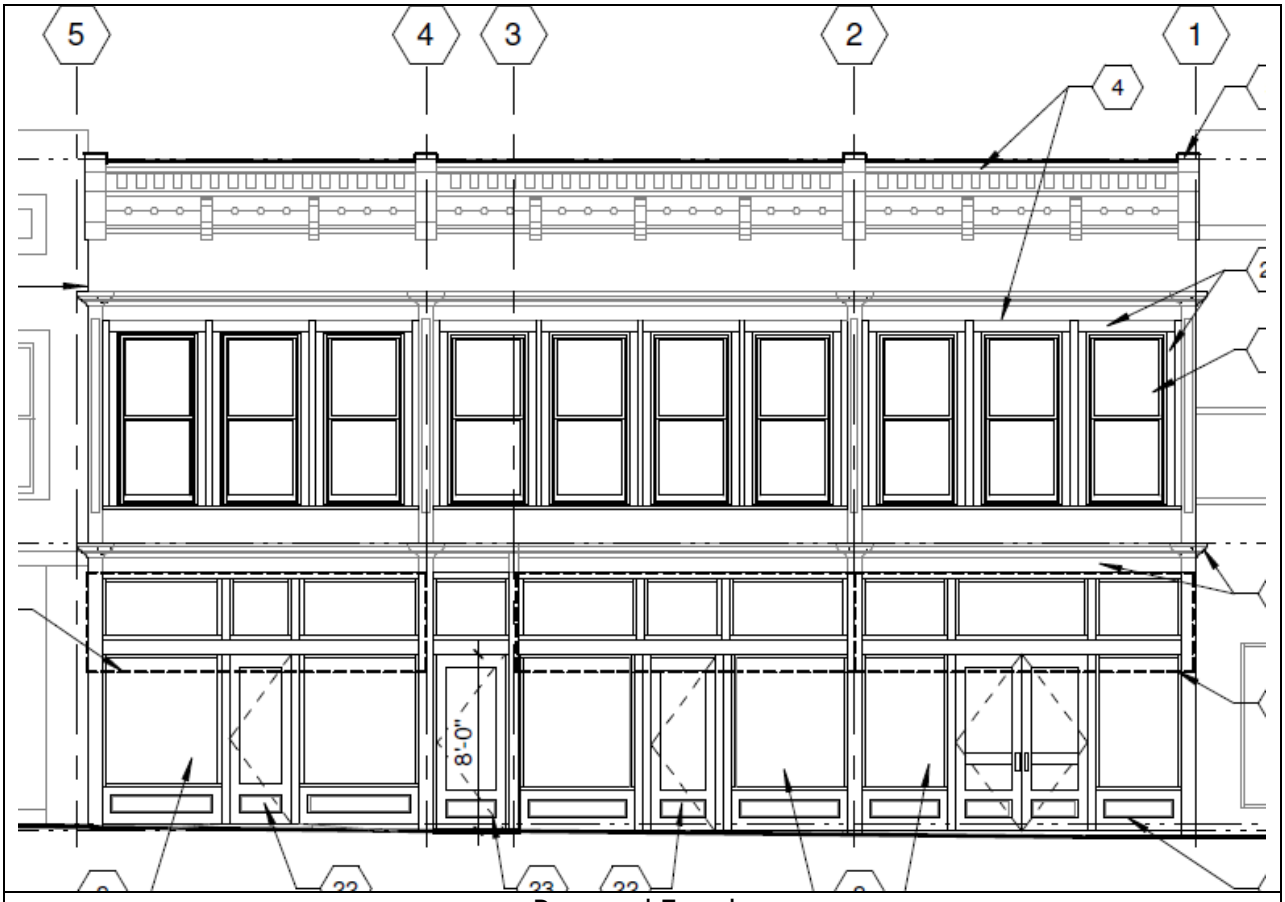
The existing structure located at 728-730 Massachusetts Street was listed as a contributing structure to Lawrence's Downtown Historic District with the existing façade. Both the upper story and the storefront have been altered. However, the upper story alteration appears to be historic based on the existing materials. The applicant has provided a historic photograph that shows what is believed to be the building in the background of the photo. The upper story appears to have a series of tall windows across the upper story. The storefront is not shown in the photograph. There is currently a portion of the ground-level storefront system remaining in the secondary entrance to the upper story.

Undated Photo Building Left of Center

2018

Secondary Entrance to Upper Story

The proposed project will maintain the currently visible historic features of the façade and will remove previous alterations to the façade. The metal siding on the upper portion of the façade will be removed, the existing windows will be removed, and all of the ground level storefront system, except the secondary entrance to the upper story section, will be removed. The new storefront system will be a three-part system with a fiber cement bulkhead and aluminum display and transom areas with wood and fiber cement trim. The middle bay of windows on the upper floor will be revised to have an additional window for a total of four windows spaced in the bay. This multiple window pattern is based on what can be seen in a historic photograph.



Proposed Façade

The existing storefront system, excepting the secondary entrance to the upper story, is a modern system that does not contribute to the overall character of the building and has not achieved historic significance in its own right. A new more compatible three-part storefront system is appropriate for this portion of the building. The applicant proposes a system that is compatible in size and scale, and appears to respect the existing original secondary entrance to the upper story. The only concern for staff is the proposed material use of fiber cement board for the bulkhead. The applicant proposes to use fiber cement board for its durability. While fiber cement board has been used as a compatible material for new construction in historic districts, it has not been approved for a storefront rehabilitation in the downtown historic district. For this storefront, wood would be the appropriate

material choice to match the existing historic wood door to the upper level. Wood can be milled into appropriate pieces to create traditional bulkhead designs. Typically, fiber cement board is limited in how it can be produced. While staff is of the opinion that wood is the appropriate material for the bulkhead, fiber cement board has been approved in other applications for new construction on historic structures and it can help differentiate the historic fabric from the new construction.

All glazing should be transparent with no tint.

The only other concern for staff is the possibility of the discovery of architectural evidence of the original façade when the metal panels are removed. It is possible that behind the metal panels on the upper façade are remnants of the original window configuration including placement and size. Staff recommends that if this evidence is found, the applicant alter the design plans to return the upper façade to the original configuration based on this evidence.

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources. Interior alterations are also included in this review.

Standard 9 applies to this project.

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.

The new addition on the east does destroy historic materials but they do not create the overall character of the property. The new addition is differentiated from the old and is compatible with the massing, size, and scale of the historic structure. The stair tower has compatible and exceptional materials for the alley. The tower has architectural detailing. The addition of the CMU construction is less successful. While this elevation is adjacent to the alley, materials compatible with the stair tower would improve the design.

The new storefront system is a compatible new addition that maintains the only historic element of the original storefront, the secondary entrance to the upper story. The new storefront system is compatible in size, scale, and massing. Wood would be the most compatible material for the bulkhead of the storefront system because of its ability to be milled and because it is the same material as the existing historic door, but fiber cement board has been approved as a compatible material for new construction in historic districts.

The proposed upper story alterations are also a new addition. The new window system is compatible with the architecture of the structure and will not remove any of the upper cornice nor will it add additional architectural features. Because it is unknown if there is any architectural evidence behind the metal panels, how much historic material will be destroyed by this portion of the project is also unknown. When the metal panels are removed, the upper façade should be assessed to see if there is any indication of the original configuration of the window pattern including size, placement, and

number. If this is discovered, the plans should be altered to return the façade to its original configuration.

This project also includes the rehabilitation of the interior of the structure. Based on the information proved by the applicant, the masonry walls will be finished to meet the standards. The remaining interior alterations are applications for the new use and are mechanicals and reversible.

Staff is of the opinion based on the above project review and with the information currently available, that the project meets the Secretary of the Interior's Standards. However, staff is concerned that architectural evidence of the original building façade could be destroyed during this rehabilitation project.

Certificate of Appropriateness

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Interior alterations are not included in this review. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property, not how the project affects the subject property.

In addition to review by 22-505, the proposed alterations and new construction should be reviewed using the design criteria in 22-506. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for additions to existing buildings. Identified criteria for new additions 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 proposed project is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street). There are no environs definitions for these listed properties. Both the Miller's Hall and the House Building are directly across Massachusetts Street from 726 Massachusetts Street.

Additions, both historic and contemporary, to buildings in the environs of the listed properties are common on the rear of structures. Demolition of additions in the environs is not common. However, Sanborn maps indicate that the changes in the environs have included alterations to the rear of structures in the area. The proposed demolition to the east end of the subject property and the new addition on the east end of the structure has no line of sight to the listed properties and is not an anomaly for the environs.

The rehabilitation of the primary west façade is being reviewed for its impact on the listed properties across Massachusetts Street. The modern storefront and the modern upper story alterations are within general commercial structure design for the environs of the listed properties. The rehabilitation creates a three part storefront and an upper story that has a fenestration pattern that is compatible with the existing commercial structures in the environs.

Staff is of the opinion that the demolition of the existing additions, the new construction of an addition, and the façade rehabilitation will not significantly encroach on, damage, or destroy the landmark listed in the Lawrence Register of Historic Places or its environs.

Downtown Design Guidelines Review

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 meets these development and design standards.

E. STAFF RECOMMENDATION

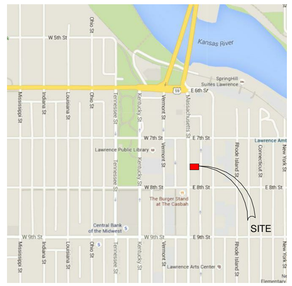
State Law Review

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).

Staff also recommends that the Commission direct staff to administratively review any changes to the project that meet the Secretary of the Interior's Standards including changes to the project for the upper façade based on architectural evidence found during the removal of the metal panels.

Certificate of Appropriateness

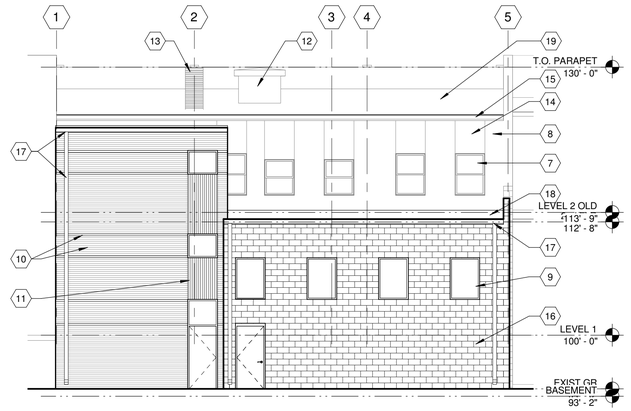
In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the Lawrence Register of Historic Places landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.



LOCATION MAP

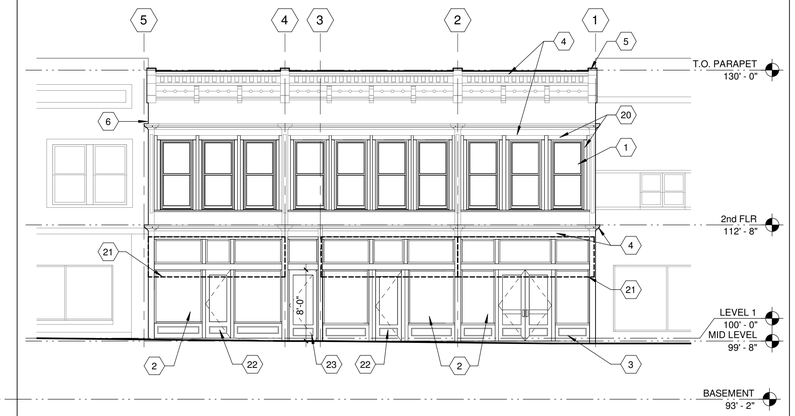
ALLEY ELEVATIONS

MASSACHUSETTS ST. ELEVATION



EAST ELEVATION C3

1/8" = 1'-0"

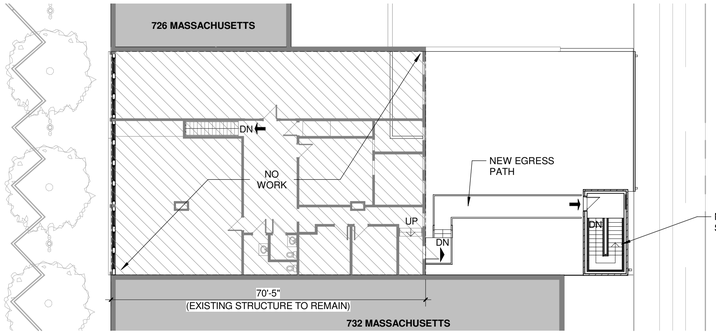


WEST ELEVATION C1

1/8" = 1'-0"

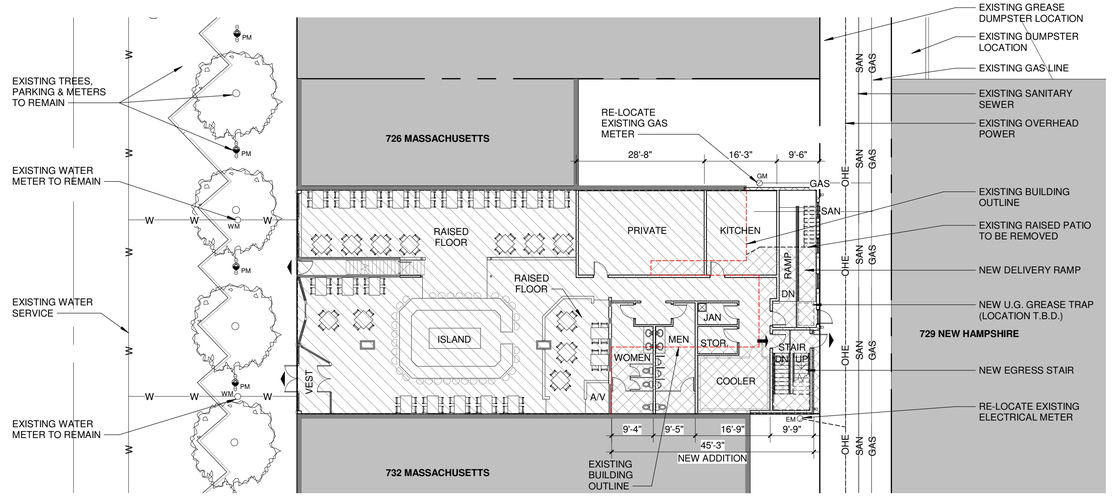
ELEVATION NOTES

1. NEW SINGLE HUNG WINDOW, PELLA ARCHITECT SERIES RESERVE OR EQUAL
2. NEW STOREFRONT AND ENTRANCE SYSTEM w/ HIGH EFFICIENCY GLASS
3. NEW BULKHEAD WITH FIBER CEMENT TRIM UNDER STOREFRONT
4. CLEAN, STRIP AND PAINT EXISTING METAL / FASCIA / SOFFIT / CORNICE / CORBEL, TYP.
5. REPLACE / REPAIR EXISTING BRACKET
6. REPLACE EXISTING CORBEL WITH NEW TO MATCH EXISTING
7. EXISTING WINDOWS TO REMAIN
8. EXISTING CMU WALL, NO WORK
9. NEW ALUMINUM WINDOW w/ HIGH EFFICIENCY GLAZING
10. FACE BRICK w/ RECESSED BANDING
11. RECESSED DECORATIVE FACE BRICK PANEL
12. EXISTING CUPOLA TO REMAIN
13. EXISTING MASONRY CHIMNEY STACK TO REMAIN, POINT AS REQ'D
14. EXISTING PAINTED PLYWOOD ABOVE WINDOWS
15. EXISTING GUTTER AND DOWNSPOUTS TO REMAIN
16. NEW CMU WALL CONSTRUCTION (PAINTED)
17. NEW GUTTER AND DOWNSPOUTS
18. NEW TPO MEMBRANE ROOFING SYSTEM
19. EXISTING ROOFING SYSTEM TO REMAIN, PATCH AND REPAIR AS REQUIRED
20. NEW FIBER CEMENT TRIM AT WINDOWS (PAINTED)
21. EXISTING AWNINGS TO REMAIN AND BE RE-COVERED
22. FIXED DOOR
23. EXISTING DOOR TO REMAIN, REPAIR AS REQ'D



2nd FLOOR PLAN B1

1/16" = 1'-0"



NEW TO EXISTING CALCULATION:
4,548 + 1,119 = 5,667 (EXISTING SQUARE FOOTAGE

223 (NEW SQUARE FOOTAGE) / 5,667 (EXIST. SF.) = ~4% INCREASE

EXISTING BUILDING 4,548 GSF

EXISTING RAISED PATIO 1,119 GSF

SITE PLAN A1

1/16" = 1'-0"

Approved and Released

City of Lawrence Douglas County
PLANNING & DEVELOPMENT SERVICES

Case No.
Approval Date:
Release Date:
Planner:
_____ of _____ Sheets
Asst./Director:

Site Legend

- UTILITY POLE
- PM — PARKING METER
- OHE — OVERHEAD POWER
- W — WATER
- GAS — GAS
- SAN — SANITARY SEWER
- ST — STORM SEWER
- BOLLARD
- EM — EXISTING ELECTRICAL METER
- GM — EXISTING GAS METER
- DRAINAGE
- INTERIOR EXIT POINT
- ENTRY / EXIT POINT

Site Plan Notes

LEGAL DESCRIPTION
LOT 36 50 x 117 MASSACHUSETTS STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS

GENERAL NOTES:
A. OWNER: BWB2 LP
ARCHITECT:
TREANORHL
CHRIS CUNNINGHAM
B. PRIMARY TENANT:
LOGIE'S
ATTN: JOE BENDETTI
C. EXISTING ZONING: CD
D. EXISTING LAND USE: COMMERCIAL
E. PROPOSED LAND USE:COMMERCIAL
F. PUBLIC ENTRIES TO COMPLY w/ ADA STANDARDS.
G. SITE UTILITIES, LOCATIONS AND GRADES WERE TAKEN FROM THE LAWRENCE-DOUGLAS COUNTY PLANNING OFFICE ON-LINE INTERACTIVE MAP AND AERIAL PHOTO 10/07 AND ON-SITE. OBSERVATIONS ARE PRESUMED TO BE ACCURATE.
H. EXISTING UTILITIES TO BE FIELD VERIFIED FOR EXACT LOCATION.
J. PROPERTY LINES AND EASEMENTS TAKEN FROM CITY OF LAWRENCE GIS MAP.
K. BUILDING TRASH WILL USE EXISTING TRASH DUMPSTER ADJACENT TO PROPERTY (NORTH).
L. SCREENS WILL BE USED TO SCREEN ALL ROOFTOP MECHANICAL EQUIPMENT.
M. APPROPRIATE PREVENTION TECHNIQUES SHALL BE USED TO KEEP SILT AND SEDIMENT FROM ENTERING NATURAL CHANNEL, WATER BODIES AND THE MUNICIPAL STORM SEWER SYSTEM.

SITE SUMMARY:

GROSS SITE AREA:	5,750sf
BASEMENT:	1,117sf
EXISTING BUILDING (1st FLOOR):	4,548sf
ADDITION (1st FLOOR):	1,202sf
2nd FLOOR:	3,211sf
SUBTOTAL:	10,078sf

NUMBER OF STORIES: 2

TOTAL PARKING REQUIRED: NO REQUIREMENT
TOTAL PARKING PROVIDED: 0

LANDSCAPE / OPEN SPACE: NO REQUIREMENT
PROVIDED: 0sf

INTERIOR PARKING LOT LANDSCAPING:
REQUIRED: NO REQUIREMENT
PROVIDED: NONE

PROPERTY SURFACE SUMMARY	
Existing Summary	**Proposed Summary**
Total Buildings 4,548sf Total Pavement 1,202sf	Total Buildings 5,750sf Total Pavement 0sf
Total Impervious 5,750sf	Total Impervious 5,750sf
Total Pervious 0sf	Total Pervious 0sf
Total Property Area 5,750sf	**Total Property Area 5,750sf**

Note:
THESE DOCUMENTS ARE A PROGRESS SET TOWARDS FINAL CONSTRUCTION DOCUMENTS AND, AS SUCH, THEY ARE INCOMPLETE. THEY ARE NOT ISSUED FOR CONSTRUCTION.
CONSTRUCTION: ANY ATTEMPT TO CONSTRUCT ANYTHING FROM THESE DOCUMENTS IS AT YOUR OWN RISK.
THESE DOCUMENTS MUST BE DONE WITH THE KNOWLEDGE AND CONSENT OF THE ARCHITECT.
ALL CHANGES REQUIRED BY CODE MUST BE PROVIDED FOR DESIGN PROFESSIONAL'S REVIEW AND APPROVAL.
INDICATED ON THESE DOCUMENTS.
ALL CONTRACTORS AND SUBCONTRACTORS HAVE NO RESPONSIBILITY OR LIABILITY FOR WORK PERFORMED FROM THESE DOCUMENTS WITH RESPECT TO CODE REQUIREMENTS AND MATERIALS NOT YET SHOWN ON THESE DOCUMENTS.

TREANORHL
1040 Vermont
Lawrence, Kansas 66044
Office: 785.842.4858
Fax: 785.842.7536
www.TreanorHL.com

PROGRESS PRINTS
3/7/2018 1:35:38 PM

Logie's
728 Massachusetts St.
728 Massachusetts St.
Lawrence, KS 66044

Issued
For:
Date: 01/29/18

REVISIONS

NO	DESCRIPTION	DATE

SP101

SITE PLAN & ELEVATIONS

TreanorHL NO. DV0690.0001.00

3/7/2018 1:35:38 PM

Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Katherine Weik, Planner
CC: Lynne Braddock Zollner, Historic Resources Administrator
DATE: April 19, 2018
RE: DR-18-00060 801 Indiana Street; Residential Additions; State Law Review. Deferred From March 15, 2018 Agenda.

Background
At their March 15, 2018 meeting, the Historic Resources Commission (HRC) referred the proposed rehabilitation and new additions to be located at 801 Indiana Street to the Architectural Review Committee (ARC) to work on the items below:

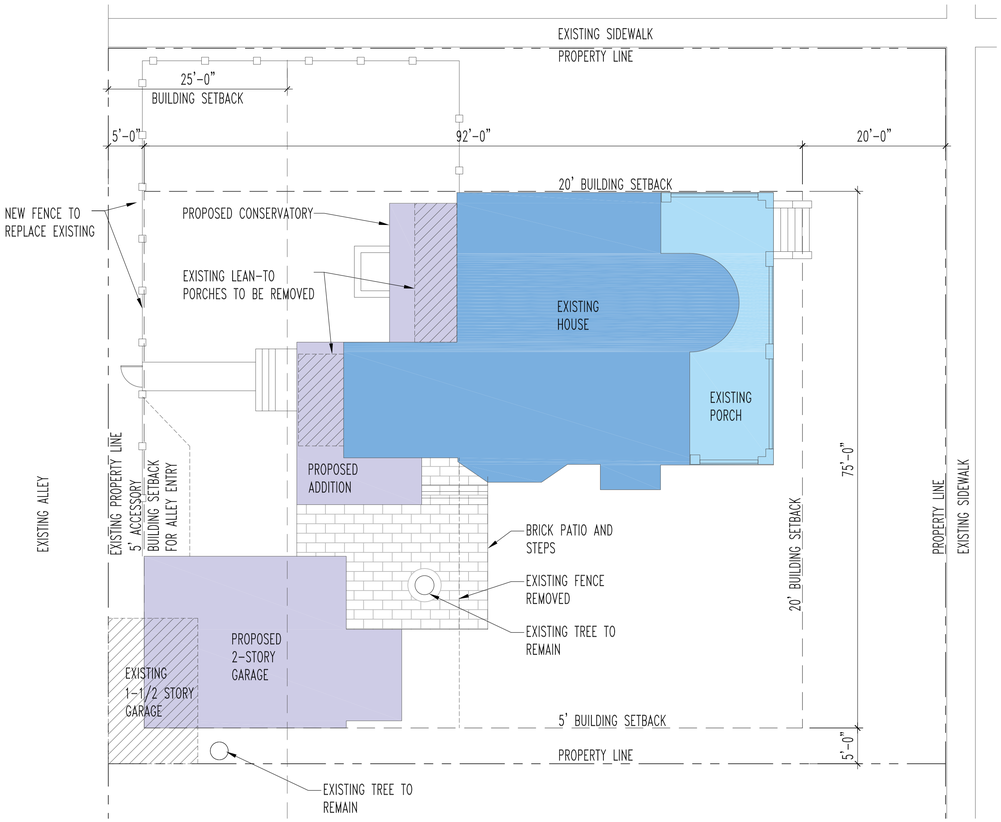
1. Change the roof on the west addition/conservatory to a shed roof with no cross gable; and
2. Simplify the roof on the southwest addition to a shed roof appearance from the public right-of-way.

ARC Meeting
The ARC met with the applicant on April 5, 2018 to review the above items. The applicant attended the meeting and worked with the ARC to achieve a final design that will meet the concerns of the HRC by addressing the conservatory addition with a more simplified glass panel design. The applicant has also proposed to address the roofline on the southwest addition by installing an interior beam that will allow a wrap-around shed roof design over the addition.

The Architectural Review Committee agreed that the shed roof over the southwest addition and the simplification of the conservatory glass panels would address the listed items of concern and meet Standard 9 for compatibility of additions to historic properties.

Staff Recommendation
In accordance with the Secretary of the Interior's Standards, the standard of evaluation, staff recommends the Commission approve the State Law Review.

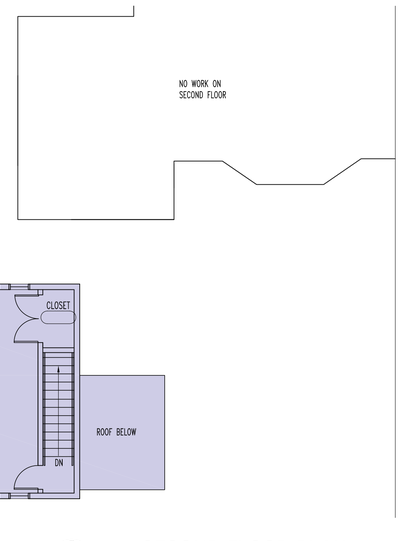
Additional Recommendation
Staff recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.



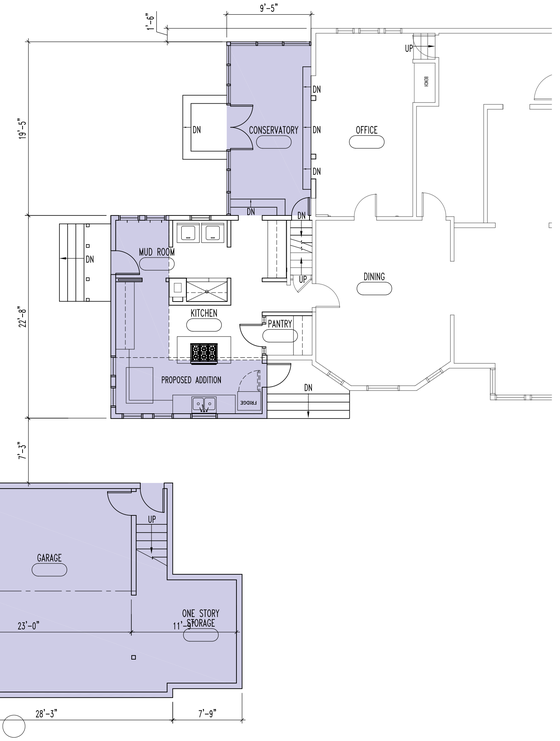
5 SITE PLAN
Scale: 1'=10'

LEGEND:

- EXISTING PORCH
- EXISTING HOUSE
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION

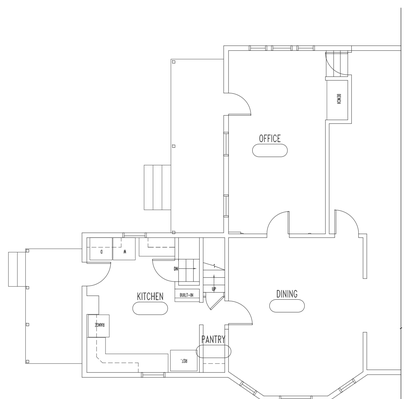


2 SECOND FLOOR PLAN
Scale: 1/8"=1'-0"



1 FIRST FLOOR PLAN
Scale: 1/8"=1'-0"

4 EXISTING GARAGE PLAN
Scale: 1/8"=1'-0"



3 EXISTING FLOOR PLAN
Scale: 1/8"=1'-0"

Hunt Residence
House and Carriage House Remodel
801 Indiana St.
Lawrence, KS

sabatini architects inc.
730 NEW HAMPSHIRE STREET, SUITE 233, LAWRENCE,KS 66044
T.785.331.3999 F. 785.331.6946
www.sabatiniarchitects.com
(c) Project No. 15100.010

Revisions:
Addendum 2.26.2018
HRC-REVISIONS 4.10.2018

HRC Submittal

Issue Date: 2.12.2018
Scale: AS NOTED
Project No.: 17350.010
Drawn By: LW
Checked By: DS
Title:
SITE PLAN
FLOOR PLANS

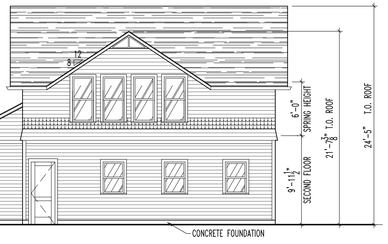
Sheet No.:
A100

LEGEND:

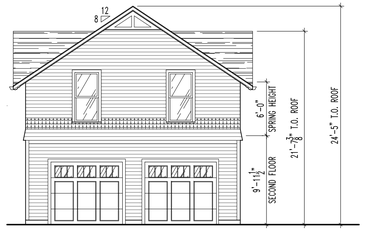
- EXISTING: WOOD LAP SIDING
  NEW: 4" EXPOSURE CEMENT BOARD LAP SIDING
- EXISTING: WOOD SHINGLE SIDING
  NEW: COMPOSITE SHINGLE SIDING
- EXISTING: WOOD SCALLOPED SIDING, PAINTED
  NEW: COMPOSITE SCALLOPED SIDING, PAINT
- EXISTING: WOOD SHAKE SIDING
  NEW: COMPOSITE SHAKE SIDING
- ASPHALT SHINGLE
- GLAZING

10 CONSERVATORY - NW VIEW
Scale: NTS

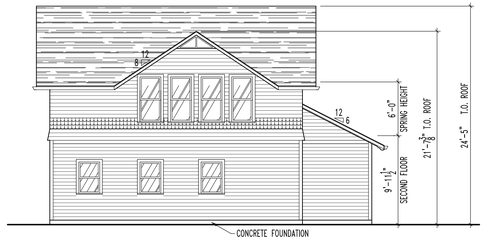
9 CONSERVATORY - WESTERN VIEW
Scale: NTS



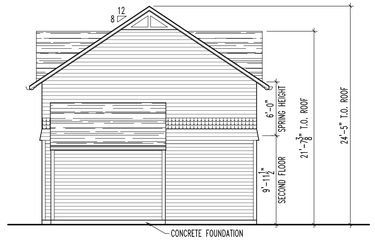
8 CARRIAGE HOUSE - NORTH
Scale: 1/8"=1'-0"



7 CARRIAGE HOUSE - WEST
Scale: 1/8"=1'-0"



6 CARRIAGE HOUSE - SOUTH
Scale: 1/8"=1'-0"

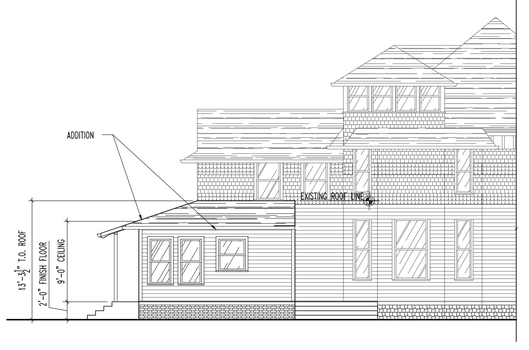


5 CARRIAGE HOUSE - EAST
Scale: 1/8"=1'-0"

4 HOUSE - EAST ELEVATION
Scale: 1/8"=1'-0"

3 HOUSE - NORTH ELEVATION
Scale: 1/8"=1'-0"

2 HOUSE - WEST ELEVATION
Scale: 1/8"=1'-0"



1 HOUSE - SOUTH ELEVATION
Scale: 1/8"=1'-0"

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Revisions:
Addendum 2.26.2018
HRC-REVISIONS 4.10.2018

HRC Submittal

Issue Date: 2.12.2018
Scale: AS NOTED
Project No.: 17350.010
Drawn By: LW
Checked By: DS
Title: ELEVATIONS

Sheet No.: A101

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 7: DR-18-00105
STAFF REPORT

A. SUMMARY

DR-18-00105 1512 Oak Hill Avenue; Demolition; Certificate of Appropriateness. The property is located in the environs of Oak Hill Cemetery, Lawrence Register of Historic Places. Submitted by The City of Lawrence.

B. PROJECT DESCRIPTION

The applicant is proposing the demolition of a single dwelling structure on the property with the legal address of BELMONT ADD BLK 5 LT 6 and commonly known as 1512 Oak Hill Avenue.

C. 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.

Environs

The Environs for Oak Hill Cemetery have changed from the historic period. Because of the unique location of the cemetery on the eastern boundary of the city, a portion of the environs is located in the county. This county area is not covered by review under Chapter 22. The remainder of the environs is a mix of residential and open space. The majority of the open space is owned by the city. Approximately 3 acres is owned by the Roman Catholic Archdiocese of Kansas City and used as a cemetery. The environs should be viewed as one area and reviewed in the following manner:

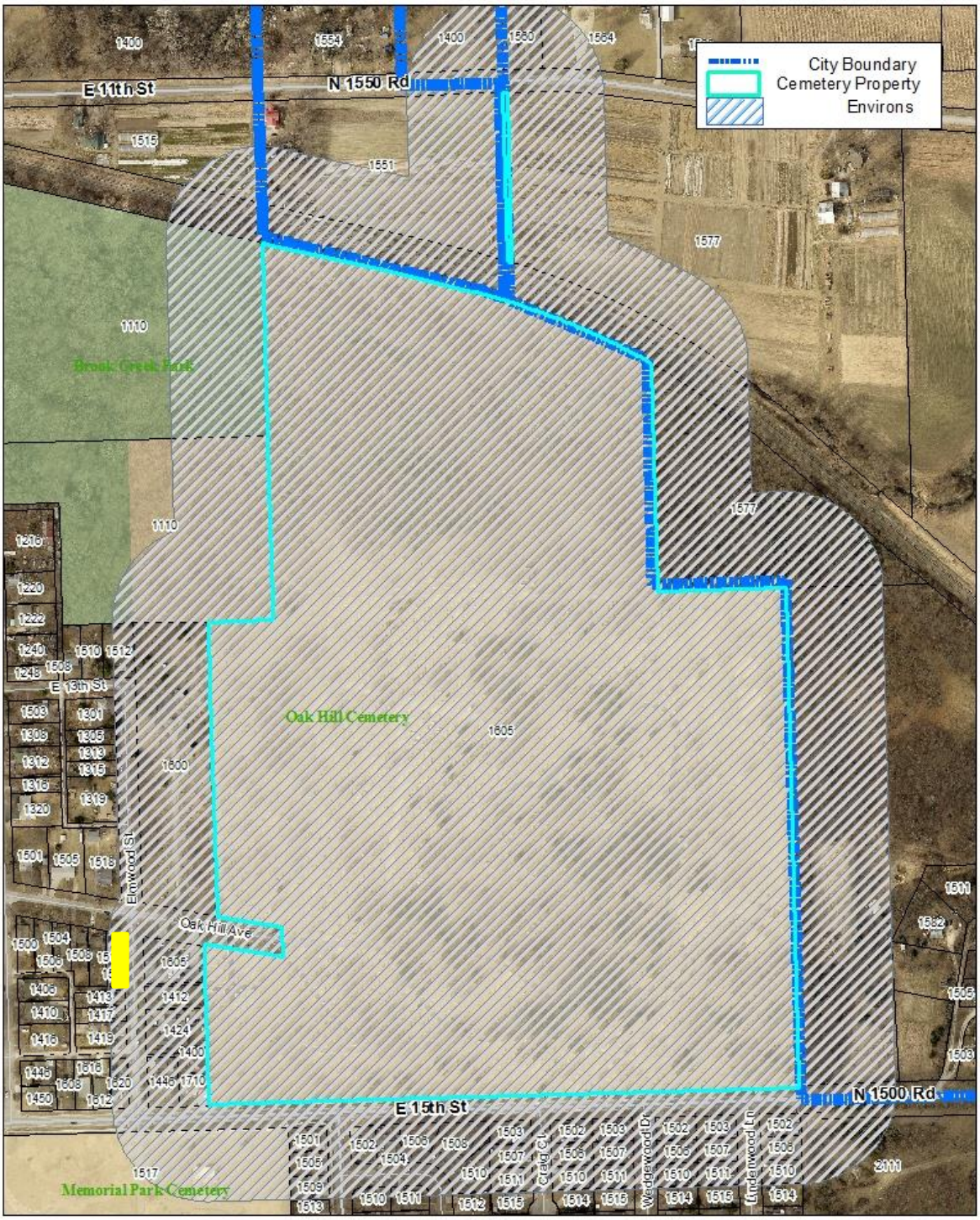
The primary purpose of the environs review should be to review new development for its impact on the cemetery. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception demolition will be reviewed and approved by the Historic Resources Administrator.

New construction projects will be reviewed and approved by the Historic Resources Commission. The proposed construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are site placement, height, setback, and special relationships.

The property under review 1512 Oak Hill Avenue is highlighted in yellow.

Environs for Oak Hill Cemetery



D. STAFF ANALYSIS

The structure located at 1512 Oak Hill Avenue was constructed c. 1920 according to the Douglas County Appraiser's Office. The structure is clad with wide plank siding and has a hipped roof. The structure is a small square bungalow form, roughly 900 square feet in area, and is located on the southwest corner of Oak Hill Avenue and Elmwood Street.

The structure appears to have been vacant since the mid-1990's based on utility and City records searches by the Code Enforcement Division. (Staff memo attached).

The request by the City of Lawrence to demolish the existing structure is due to life safety standards and regulations.

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district.

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the patterns within the environs. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure. Unlike the demolition of accessory structures, this primary structure demolition may damage the environs of the listed property. Staff rarely recommends demolition of primary structures. Historically, this structure contributed to the environs of the listed property. The scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shape, rhythm of openings, and sense of entry of the structure continue to contribute to the environs of the listed property.

The definition of demolition by neglect described by the National Trust for Historic Preservation is the "process of allowing a building to deteriorate to the point where demolition is necessary to protect public health and safety." The existing structure located at 1512 Oak Hill Avenue is a textbook example of this definition.

The applicant has not submitted a structural analysis or a cost/replacement document. While this information is generally a requirement for the demolition of a structure, staff did include the memo (attached) to the Historic Resource Commission from the Code Enforcement Manager, Brian Jimenez, which details the severity of the deterioration of the structure. Code Enforcement staff executed an administrative search warrant to determine the full scope of deterioration and inspected the structure on December 15, 2017. Based on the visual inspection, staff is of the opinion the structure has structural failure and has had almost complete destruction of all non-structural elements. The demolition by neglect is complete and any attempt at rehabilitation would create an entirely new structure. The structure no longer has sufficient integrity due to its condition to contribute to the character of the environs of the listed property.

The attached memo also lists criteria that warranted the determination that the structure be declared as an unsafe and dangerous structure.

Because the structure no longer retains sufficient integrity to contribute to the environs of the listed property and because the structure has been identified by the City as unsafe and dangerous, staff is of the opinion the demolition of the structure will not encroach upon, damage, or destroy the environs of the listed property.

E. STAFF RECOMMENDATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the Certificate of Appropriateness and make the determination that the project does not encroach upon, damage, or destroy the environs of the listed historic property because the structure no longer has sufficient integrity due to its condition to contribute to the character of the environs of the listed property.

Memorandum
City of Lawrence
Planning & Development Services

TO: Lynne Zollner, Historic Resources Administrator
FROM: Brian Jimenez, Code Enforcement Manager
DATE: March 7, 2018
RE: 1512 Oak Hill Ave – Historic Resources Commission Review

Background

The one-story house located at 1512 Oak Hill Avenue is approximately 900 square feet in area and is located on the southwest corner of Oak Hill Avenue and Elmwood Street. There is a shed that is located within the rear yard of the property and is approximately 130 square feet in area. Code Enforcement Staff believes the house has been vacant for over 30 years. Staff completed a utility records check with Black Hills Energy, Westar Energy and the City Finance Department (water service) and determined that all utilities appear to be have been inactive since at least the mid 1990's.

The owner of record is Ronald E. Stalkfleet according to the Douglas County Clerk Office. Since 2002, Staff has opened 13 enforcement cases for code violations consisting of grass/weed violations, inoperable vehicles and numerous exterior structure violations for the dilapidated condition of the house. All of these cases were under the ownership of Mr. Stalkfleet. Staff believes the Stalkfleet family has owned the property for decades.

In 2017, Staff received several complaints from neighbors advising the house was a target of vandalism (broken windows), was the home to rodent/animals and was continuing to deteriorate. Staff also received a complaint from city employees of the Park and Recreation Department that maintain the Oak Hill Cemetery. As a result of these complaints, Staff discussed the property conditions with Mr. Stalkfleet on several occasions in 2017 and asked that he provide a plan of action to rehabilitate or to pursue the demolition of the house and shed. Mr. Stalkfleet failed to provide a plan of action and has not initiated further correspondence with staff.

On December 15, 2017, staff executed an administrative search warrant to determine the full scope of deterioration of the house. The interior inspection confirmed staff's suspicions regarding the severity of deterioration which is clearly recognizable in the attached pictures. It was immediately apparent the house had not been maintained in a safe, habitable, and code-complaint condition for a significant period of time. Based on Staff's observations, staff declared the house as an unsafe and dangerous structure. It is Staff's opinion that the rehabilitation of the house would be a monumental and an exceedingly expensive undertaking to bring the house to a code-compliant condition that would allow occupancy.

Areas of severe deterioration that render the house as an unsafe and dangerous structure include but are not limited to the following:

- There are many areas of the foundation that have failed with special concern for the north and west walls, which have large sections that have collapsed.
- Roof structural members are most likely compromised and/or rotted due to noticeable deflection as well as visible rotting of the soffit on all sides of the house.
- The ceiling coverings of several rooms have completely failed or have partially collapsed.
- The floor system of the southeast corner of the house has completely failed and has collapsed into a shallow crawl space.
- There is evidence (feces) that animals are entering and inhabiting the house.
- The mechanical, plumbing and electrical systems were either completely absent or severely compromised.
- There were only remnants of a kitchen (cabinets) and a bathroom is absent.

In addition to the house, staff inspected the exterior of the shed. The shed's siding and sill plates/foundation are rotting in several locations. The shed's siding is Oriented Strand Board (OSB) which is typically not used as a permanent exterior wall sheathing for any type of structure due to its tendency to flake which leads to moisture infiltration and subsequent rot. The entire west wall is not painted which expedites deterioration as OSB should be sealed and/or painted. It was readily noticeable the shed has not been maintained for quite some time. It is important to note that the City of Lawrence's Land Development Code does not permit an accessory structure to be located on a residential lot that is absent of a principal building.

Furthermore, staff verified with the Douglas County Treasurer Office that there are $2,844.99 in delinquent property taxes dating back to 2014. It is anticipated that a tax sale would occur in 2019, at the earliest, if the delinquent taxes remained unpaid.

Due to the conditions described above which have reduced the house and shed to unsafe structures, Resolution No. 7236 was adopted by City Commission on January 16, 2018 to set a public hearing date of March 6, 2018, at which time any person having any interest in the property may appear and show cause why the house and shed should not be condemned and ordered repaired or demolished as unsafe and dangerous structures.

On March 6, 2018, the City Commission unanimously (5-0) adopted Resolution No. 7239 which declared the structures to be unsafe and dangerous and ordered the property owner to commence the repair or removal of the said structures by March 30, 2018.

Due to the property being located within the Historic Environs of the Oak Hill Cemetery, I am requesting the Historic Resources Commission review the facts of this case at their April 19, 2008 meeting and support the findings of Staff and the City Commission. If such support is provided, Staff would pursue the demolition of the structures if the property owner fails to initiate the rehabilitation of the structures.

Respectfully Submitted,

Brian Jimenez
Code Enforcement Manager
Planning & Development Services

City of Lawrence
PLANNING & DEVELOPMENT SERVICES

Building Safety Division
Riverfront Plaza, Suite 110
Lawrence, Kansas 66044
p. (785) 832-7700
f. (785) 832-3110
www.lawrenceks.org/pds
buildinginspections@lawrenceks.org

DEMOLITION PERMIT APPLICATION

Date: March 7, 2018

Site Address: 1512 Oak Hill Ave

Legal Description: Lot 6, Block 5, in Belmont Addition
Block Lot Subdivision

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on documents submitted in support of this application are accurate. I understand that any demolition performed that is inconsistent or in conflict with this application, the supporting documents, or the provisions of Chapter V, Article 12 of the City of Lawrence Code, Demolition of Structures is a violation of the City Code. I also understand that no demolition work shall take place until a permit has been approved by the City. I further understand that the discovery that the building or structure contains friable asbestos or materials containing friable asbestos shall be cause for the immediate revocation of a demolition permit.

Applicant Signature: Brian Jimenez Date: March 7, 2018

Applicant Name (Print): Brian Jimenez Phone: 832-3111

Email: bjimenez@lawrenceks.org

Property Owner Signature: _____ Date: _____

Property Owner Name (Print): _____ Phone: _____

Email: _____

Person, Firm, or Corporation responsible for the building, if is someone other than the owner:

Name (please print): _____

Address: _____

Email: _____ Phone: _____

Brief Description of Structure:

1 Story structure that has been vacant for over 25-30 years. The City Commission on March 6, 2018 declared unsafe by adopting Res No. 7239

Contractor Company Name: TBD

Contact Name: _____

Address: _____

Email: _____ Phone: _____

There is a 30-day public comment period before any demolition work can begin. Expiration of the public comment period, along with verification from gas, electric, and water utility providers that services have been retired is necessary before a permit will be issued. This application must be signed by the record owner(s) and any contract purchaser(s).

1512 Oak Hill Avenue December 15, 2017 Warrant Inspection

North elevation (front) of structure

NW corner of structure, foundation crack/shift

West elevation, foundation breaks/cracks

West elevation, foundation breaks/cracks

SW corner of structure, rotting roof materials

South side of structure, rotting roof materials

Accessory structure in rear yard

Accessory structure in rear yard

NE room, feces covered upholstered furniture

SW room, ceiling damage/partial collapse, hanging electrical wiring

SW room, debris and collapsed floor

NW room, debris

NW room, ceiling

Kitchen floor, feces covered

Kitchen

RESOLUTION NO. 7239

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, DECLARING CERTAIN STRUCTURES WITHIN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, TO BE UNSAFE AND DANGEROUS, DIRECTING THAT SAID STRUCTURES BE REPAIRED OR RAZED AND REMOVED, AND ESTABLISHING A REASONABLE TIME WITHIN WHICH SUCH ACTION SHALL COMMENCE, ALL IN ACCORDANCE WITH K.S.A. 12-1750, *ET SEQ.,* AS AMENDED, AND CHAPTER V, ARTICLE 11 OF THE CODE OF THE CITY OF LAWRENCE, KANSAS, 2018 EDITION, AND AMENDMENTS THERETO.

WHEREAS, at its January 16, 2018, regular meeting, the Governing Body adopted Resolution No. 7236, wherein it recited that, in accordance with the Unsafe and Dangerous Structures and Abandoned Property Act of 1961 ("the Act"), codified as amended at K.S.A. 12-1750 *et seq.*, and Chapter V, Article 11 of the Code of the City of Lawrence, Kansas, 2018 Edition, and amendments thereto, the Enforcing Officer for the City of Lawrence, Kansas, had filed with the Governing Body a written statement averring that the structures located on that real property commonly known as 1512 Oak Hill Avenue, Lawrence, Douglas County, Kansas, the legal description of which is set forth at Section 2, *infra*, are unsafe and dangerous;

WHEREAS, in Resolution No. 7236, in accordance with the Act, the Governing Body directed the owner, the owner's agent, any lienholder of record, and any occupant of said structures to appear before it in the City Commission Room, First Floor, 6 East 6th Street, Lawrence, Kansas, on March 6, 2018, at 5:45 p.m., to show cause why said structures should not be condemned and ordered repaired or razed and removed as unsafe and dangerous structures;

WHEREAS, in accordance with the Act, Resolution No. 7236 was published in the official newspaper on January 19, 2018, with a second publication date of January 26, 2018;

WHEREAS, in accordance with the K.S.A. 12-1752, a copy of Resolution No. 7236 was mailed by certified mail to the owner of record of the subject property within three days of its first publication in the official newspaper;

WHEREAS, in accordance with the K.S.A. 12-1752, at least thirty days have elapsed between the publication of Resolution No. 7236 and the date of the March 6, 2018, hearing; and

WHEREAS, at its March 6, 2018, regular meeting, in accordance with the Act, the Governing Body considered the structures at 1512 Oak Hill Avenue.

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

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if set forth herein in full.

SECTION 2. The structures in question, are described as a one-story principal structure (house) and a small accessory structure that are located on that real property, commonly known as 1512 Oak Hill Avenue, Lawrence, Douglas County, Kansas, and bearing the following legal description, to-wit:

> Lot 6, Block 5, in Belmont Addition, an Addition to the City of Lawrence, Douglas County, Kansas.

SECTION 3. In accordance with K.S.A. 12-1753 and Chapter 5, Article 11 of the Code of the City of Lawrence, Kansas, 2018 Edition, and amendments thereto, the Governing Body, having heard all evidence submitted by the owner of record, the owner's agent, any lienholder of record, any occupants having an interest in the structures, as well as evidence submitted by the Enforcing Officer, who filed the written statement as required by the Act, hereby finds that the structures in question are unsafe and dangerous and hereby orders that said structures be repaired or razed and removed and that the owner of record shall commence the repair or removal of said structures on or before March 30, 2018.

SECTION 4. Accordingly, pursuant to K.S.A. 12-753, the Governing Body hereby orders the owner of record of 1512 Oak Hill Avenue either to repair the structures in question or to raze and remove said structures until the premises is made safe and secure and further orders that the owner of record shall commence the repair or removal of said structures on or before March 30, 2018.

SECTION 5. If the owner of record fails to comply with Sections 3 and 4, *supra*, or fails thereafter to diligently prosecute the same until the work is completed and the premises be made safe and secure, the Governing Body hereby directs the Enforcing Officer to raze and remove the structures.

SECTION 6. If the owner of record fails to comply with Sections 3 and 4, *supra*, or fails thereafter to diligently prosecute the same until the work is completed and the premises be made safe and secure and if such work subsequently is undertaken by the Enforcing Officer, then the Governing Body directs the Enforcing Officer, in accordance with K.S.A. 12-1755, to keep an account of the costs of such work, to sell any salvage from the structures in question, and to apply any proceeds from those sales to the costs of razing and removing said structures and making the premises safe and secure. Any moneys that may be received from salvage that are in excess of the costs of razing and removing the structures to make the premises safe and secure, including the costs of publication and the costs of postage for mailing notices, shall, after the payment of those costs, be paid to the owner of the subject property.

SECTION 7. If the owner of record fails to comply with Sections 3 and 4, *supra*, or fails thereafter to diligently prosecute the same until the work is completed and the premises be made safe and secure and if such work subsequently is undertaken by the Enforcing Officer and the costs of doing such exceed the moneys realized by any sale of salvage, then the Governing Body directs the Enforcing Officer to give notice to the owner of record of the total costs incurred by the City, less any receipts for the sale of salvage. If those costs, if any, are not paid within thirty days of the service of the notice, then the Governing Body directs City Staff to collect such costs in the manner provided by K.S.A. 12-1,115 or to assess such costs as a special assessment against the real property all in accordance with the Act.

SECTION 8. The City Clerk shall publish this Resolution one (1) time in the official newspaper of the City and shall mail, by certified mail, copies of the Resolution to the owners, agents, lienholder of record, and any occupants of said structure within three (3) days after the publication of this Resolution.

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

APPROVED:

Stuart Boley, Mayor

ATTEST:

Sherri Riedemann, City Clerk

APPROVED AS TO FORM:

Toni R. Wheeler, City Attorney

Lawrence Historic Resources Commission	Item No 8
615 Tennessee Street	**DR-18-00111**
Rehabilitation and Addition	April 19, 2018

Applicant
Adams Architects, LLC on behalf of Wendy Hovorka, property owner of record.

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

Chapter 22
- Standard 9

Environs of 627 Ohio Street
- Area 2

Associated Cases
Building Permit at time of construction

Request
The applicant is requesting to construct a two story, 118 sf addition to allow for the rehabilitation of the kitchen, a new entry, and bathroom on the ground floor, and a bathroom on the second floor.

Reason for Request
The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places and is located in the environs of the Henry Martin House (627 Ohio Street) Lawrence Register of Historic Places.

Staff Recommendation
State Law Review
In accordance with the *Secretary of the Interior's Standards,* the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed 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).

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 not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.

Project Description

The applicant proposes to construct a new two story addition to allow for a new bath and entry on the ground level and a new bath on the second story. This addition will allow for some interior alteration of space.

The new addition will be located on the northwest corner of the structure and will be 9 feet from east to west and 13′ 2″ north to south. The addition will be recessed 9″ from the north wall plane of the existing structure. The wood frame structure will be clad with fiber cement siding and will have a standing seam metal roof. Fenestration on the north elevation includes one wood window on both the ground level and second story. The rear/west elevation has no fenestration on the second story, but has a single leaf door on the southern side of the elevation and a widow north of center. The south elevation has no fenestration. Decorative details for the addition include simple window surrounds, a band trim below the fascia, and detail bands between the first and second stories on all three elevations.

The project also includes the reconfiguration of a second floor bathroom on the current northwest corner of the structure. This alteration includes the removal of an existing, non-original window. A new wood window of different proportions will be installed to the east of the existing opening.

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, as part of a district, or in the case of a Certificate of Appropriateness, 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 character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The proposed addition is a modest addition to add additional bathroom spaces to the historic structure. The new addition will also provide for a more direct access to the existing garage from the kitchen area of the house. The addition is compatible in size, scale, massing, and materials. The overall placement at the rear of the structure is appropriate, but the addition is not truly recessed from the northern wall plane of the structure. A significant recess between an existing structure plane and a new addition can help to differentiate a historic structure from the new construction. Hyphens are also a recommended way to attach additions to historic structures.

The placement of the new addition is to allow for the new spaces to accommodate the new uses while minimizing the size of the addition and the interior alterations needed. The location allows for minimal alterations to the existing interior of the structure. The location of the structure on the site does not promote a hyphen addition, and because of the minimal size of the addition, it does not remove significantly more historic material than a hyphen addition. If the addition were shifted to the south to create a greater change in wall plane on the north elevation, the addition would have to encroach upon the sleeping porch windows. This would change a character-defining element of the structure.

The removal of the non-original window on the north elevation does not alter a character-defining feature of the structure. New windows on the rear portions of historic structures to provide for new uses can meet the standards if they are compatible in size, scale, location, and material. The proposed window for the north elevation is to the rear of the historic structure and meets these standards.

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources. Interior alterations are also included in this review.

Standards 9 and 10 apply to this project.

The proposed project is located at the rear of the structure and is compatible in size, scale, massing, architectural detailing, and materials. The setbacks from the property lines are appropriate. Minimal alterations to the interior of the structure are included in this project. The project maintains a significant amount of historic fabric and does not destroy any materials that characterize the property. The new addition is differentiated from the historic structure.

Staff is of the opinion that the project, as proposed, meets the intent of the Secretary of the Interior's Standards.

Certificate of Appropriateness

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Interior alterations are not included in this review. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property, not how the project affects the subject property.

In addition to review by 22-505, the proposed alterations and new construction should be reviewed using the design criteria in 22-506. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for additions to existing buildings. Identified criteria for new additions 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 proposed project is located in the environs of the Henry Martin House, 627 Ohio Street, specifically in Area 2 of the Environs Definition for the Martin House. Area 2 allows for this project to be reviewed at an administrative level because there is no line of sight to the Martin House. The proposed project is appropriate in size, scale, massing, material, and location for additions in the environs of the Martin House. There is no direct line of sight to the Martin House.

Staff is of the opinion that the project, as proposed, meets the intent of Chapter 22 and the environs definition for the Martin House.

STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

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. Therefore, the following standards apply to the proposed project:

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.

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.

Environs for Henry Martin House

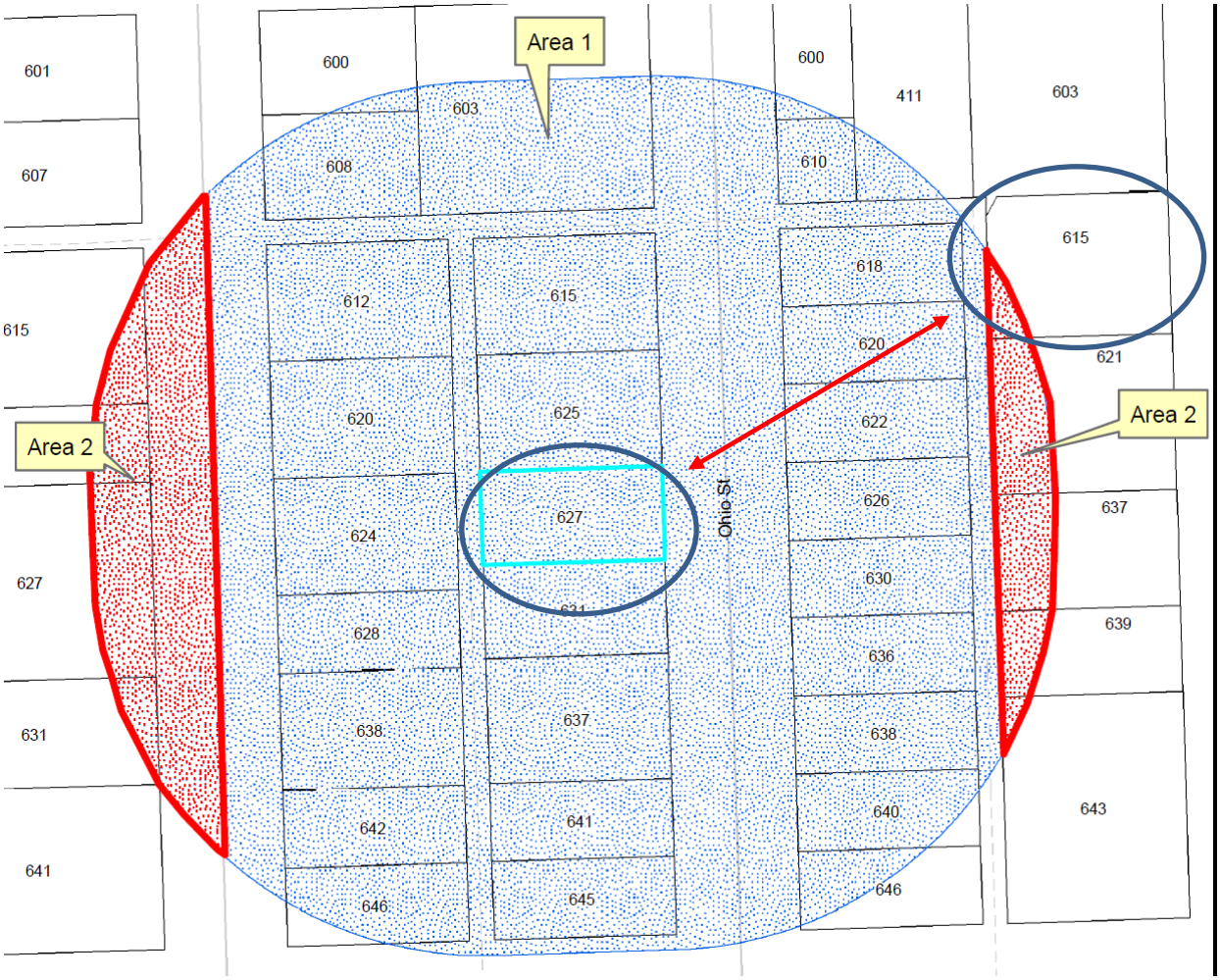
The Environs for the Martin House, 627 Ohio Street, are divided into two areas and the proposed project is located in Area 2. The following standards apply:

Area 2: The properties in this area have no direct "line of sight" to the subject property. This area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include 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 within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

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 main issue in the review is whether the project will encroach upon the listed property.


Area 1
Area 2
Area 2
Ohio St
601
607
615
627
631
641
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603
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612
615
620
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628
638
642
646
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621
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643

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Date Received _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 615 Tennessee St.

Legal Description (*may be attached*) Tennessee St Lt 31; Former Alley N of Lt 31, Less 36 SQ. Ft at Westend; & N½ Lt. 33.

OWNER INFORMATION

Name(s) Wendy Hovorka

Contact _____

Address 350 Secretariat Dr.

City Austin State Tx ZIP 78737

Phone (512) 981-8220 Fax (___) _____

E-mail hovorkas@yahoo.com Cell Phone (___) _____

APPLICANT/AGENT INFORMATION

Contact Lance Adams

Company Adams Architects, LLC.

Address 700 Massachusetts St. Suite 202

City Lawrence State KS ZIP 66044

Phone (785) 218-3980 Fax (___) _____

E-mail lance.adams@adamsarchs.com Cell Phone (___) _____

Existing Zoning RS 5	Existing Land Use Single Family	Proposed Land Use Single Family	# of Buildings 2
Total site area 10,611 SQ Ft.	Existing Building Footprint 1480 + 688 Garage	Proposed Building Footprint 118 Sq Ft Add	Open Space Area 8,325 Sq. Ft.
Existing Pavement Coverage 0	Proposed Pavement Coverage 0		

Are you also submitting any of the following applications?

• Building Permit	• Site Plan	• Special Use Permit	•Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify)	

Property Address: 615 Tennessee

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

Remodel of existing kitchen, and the addition of a half bath on the main level. A Closet and full bath will be added to the upper level. the exrsting upper level bathroom will also be remodeled.

Reason for Request:
(Attach additional sheets if necessary)

The existing house is a 4 bedroom house. This project will add support spaces to help make the house a a home for a large family.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Lance Adams

Company Adams Architects, LLC

Address 700 Massachusetts, Suite 202

City Lawrence State KS ZIP 66044

Phone (785) 218-3980 Fax (___) _____

E-mail lance.adams@adamsarchs.com Cell (___) _____

REQUIRED ATTACHMENTS:

- ☐ **Photographs of existing structure and site**
- ☐ **Scaled or dimensioned site plan with a graphic/bar scale**
- ☐ **Scaled elevation drawings with a graphic/bar scale**
- ☐ **Scaled or dimensioned floor plans with a graphic/bar scale**
- ☐ **Materials list**
- ☐ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): _____ Date 3/8/18

_____ Date 03/08/18

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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Lawrence, KS 66044

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Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE John & Wendy Hovorka, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 9 day of MARCH, 20 18, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lance Adams (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 615 Tennessee St. (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 8 day of March, 20 18

by Frank H. Roddy.

My Commission Expires: 8/16/2020

Frank H. Roddy
Notary Public

FRANK HARDY RODDY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134078108
MY COMM. EXP. AUGUST 16, 2020

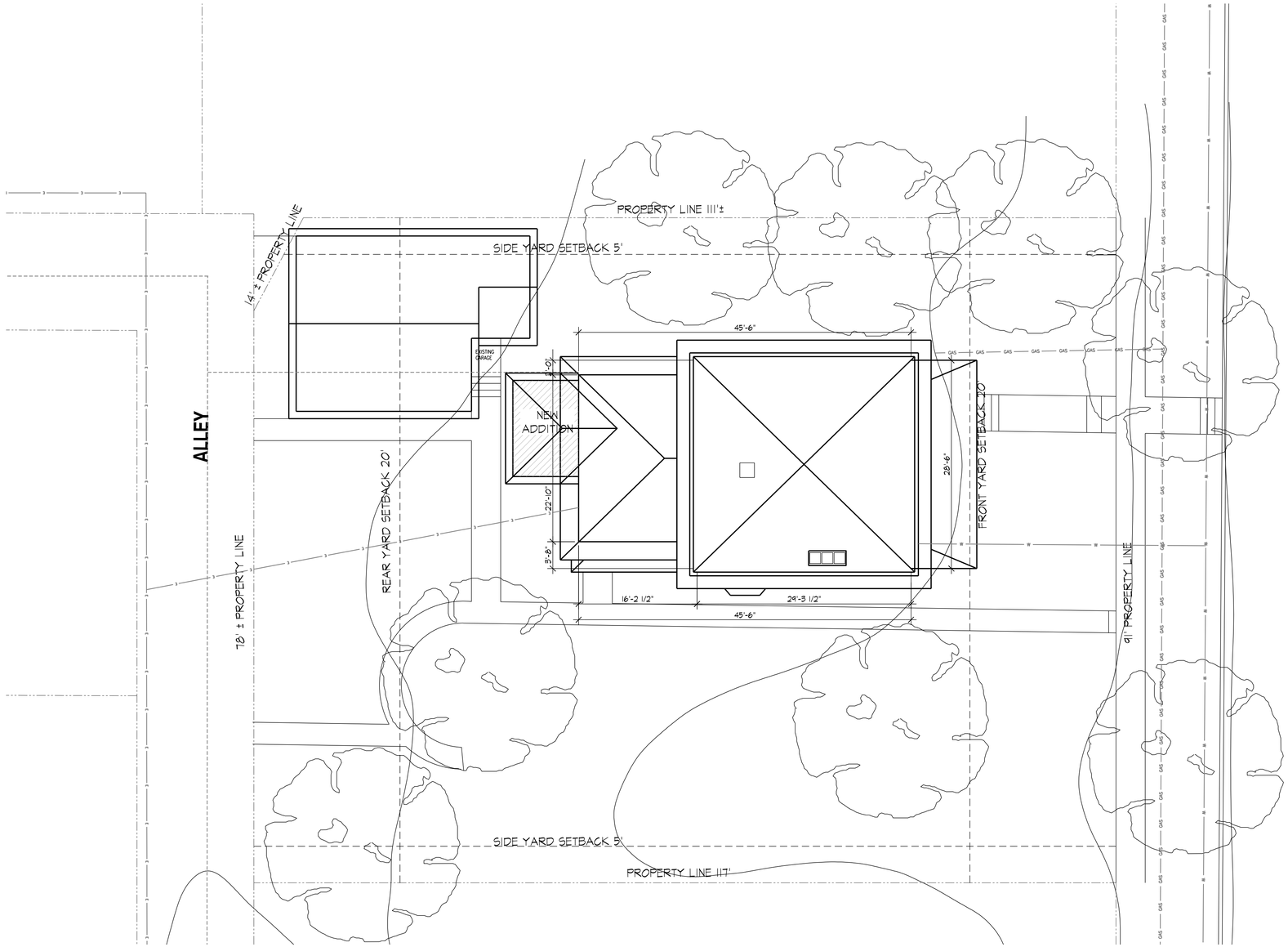
Hovorka Remodel / Addition

615 Tennessee St.
Lawrence KS,
66044

SHEET INDEX

R18.034.01

DESIGN REVIEW SUBMITTAL



ZONING REQUIREMENTS

	REQUIRED	PROPOSED
ZONING	RS5	RS5
LOT AREA	5,000 SF	10,611 SF
LOT WIDTH	40'	91'
YARD SETBACK		
FRONT	20'	20'
REAR	20'	20'
SIDE	5'	5'
BUILDING HEIGHT		
MAX	35'	30'8"

FLOORPLAN & STORMWATER

SURFACES	EXISTING	PROPOSED
HOME FOOTPRINT	1,480 SF	1,598 SF
GARAGE FOOTPRINT	688 SF	688 SF
PAVEMENT	0 SF	0 SF
PERVIOUS	8,443 SF	8,325 SF
BUILDING %	20.43%	21.46%
IMPERVIOUS %	20.43%	21.46%

0 4 8 16

NORTH

Site-Plan 1/8" = 1'-0" **A1**

Hovorka Remodel / Addition
615 Tennessee St.
Lawrence, Kansas

ADAMS ARCHITECTS
700 Massachusetts St.
Suite 202
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

APPROVED BY:

Name: - - -	Date: --.--.--
Name: - - -	Date: --.--.--
Name: - - -	Date: --.--.--

REVISIONS

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Rel. Date: 3.12.18

SITE PLAN

C100

DATE PRINTED: Monday, March 12, 2018
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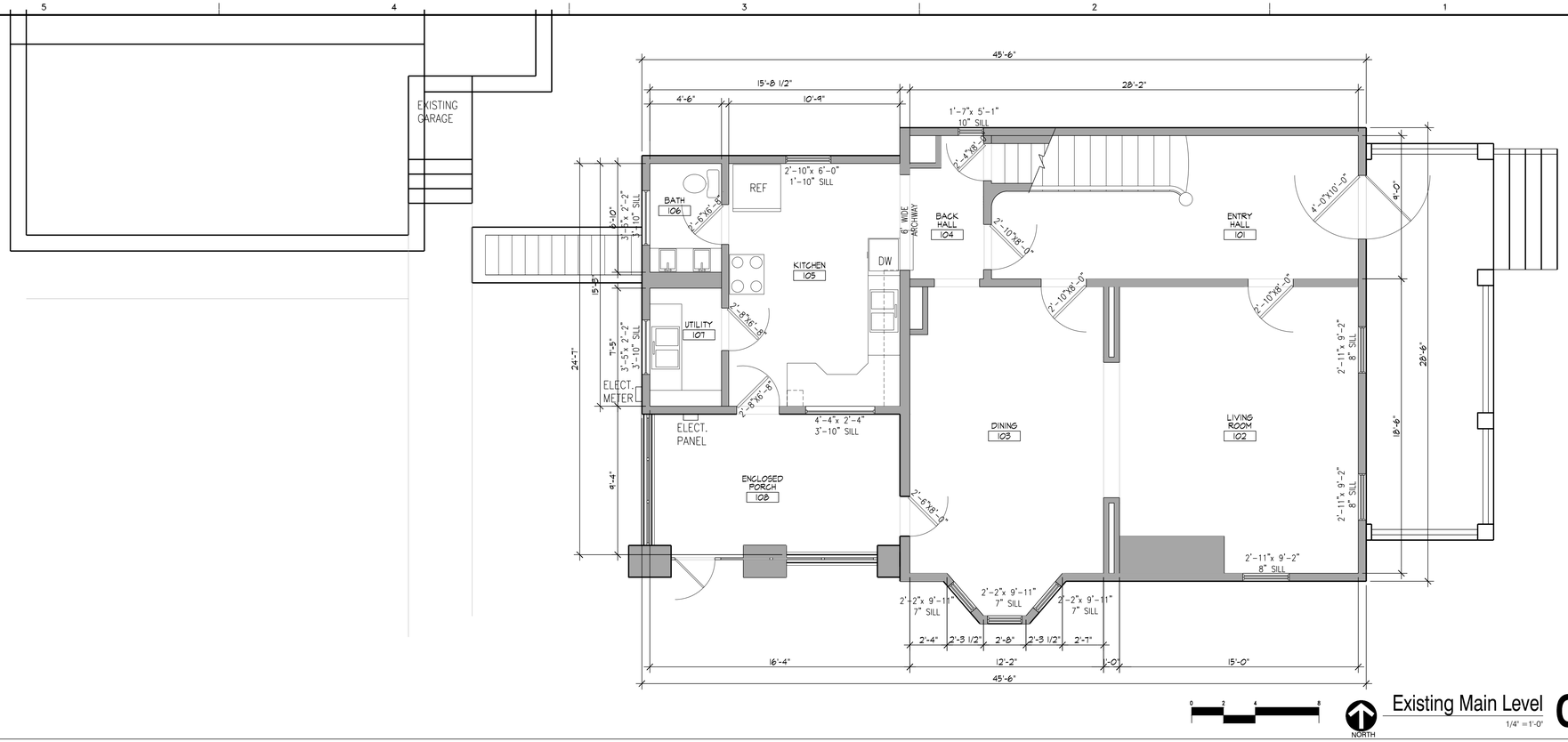
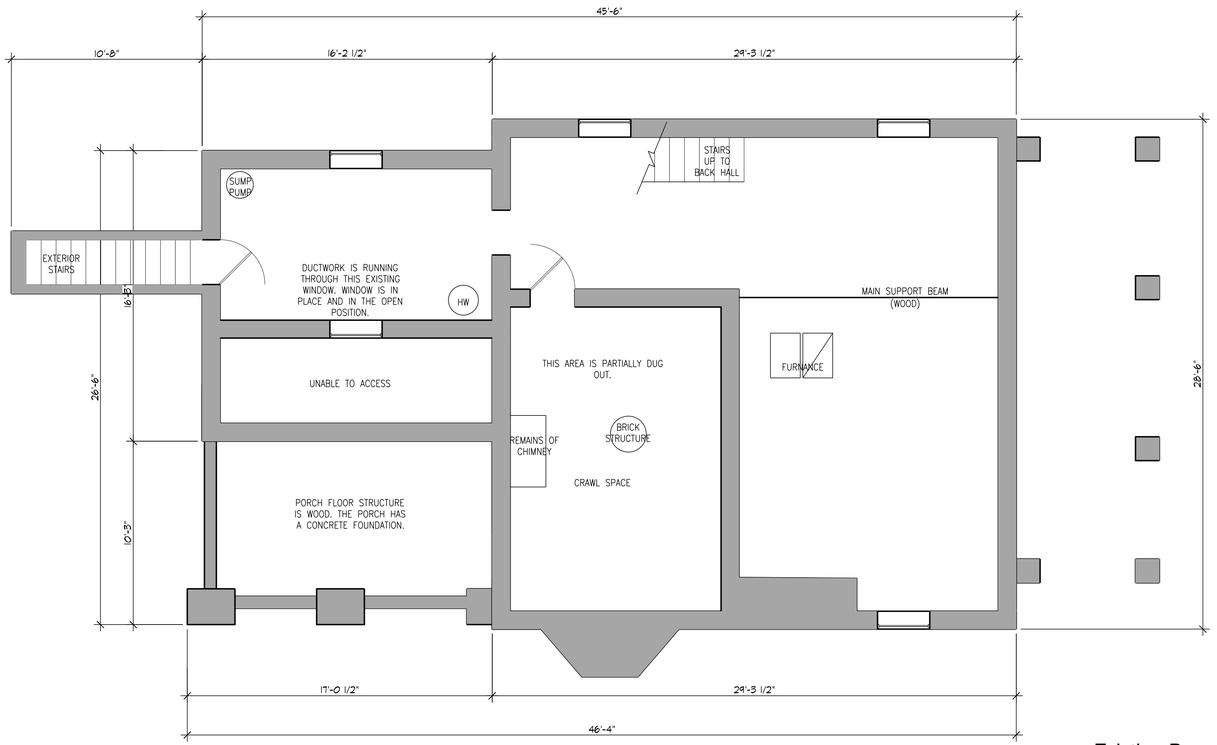


Existing Main Level **C1**
1/4" = 1'-0"



Existing Basement **A1**
1/4" = 1'-0"

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APPROVED BY:

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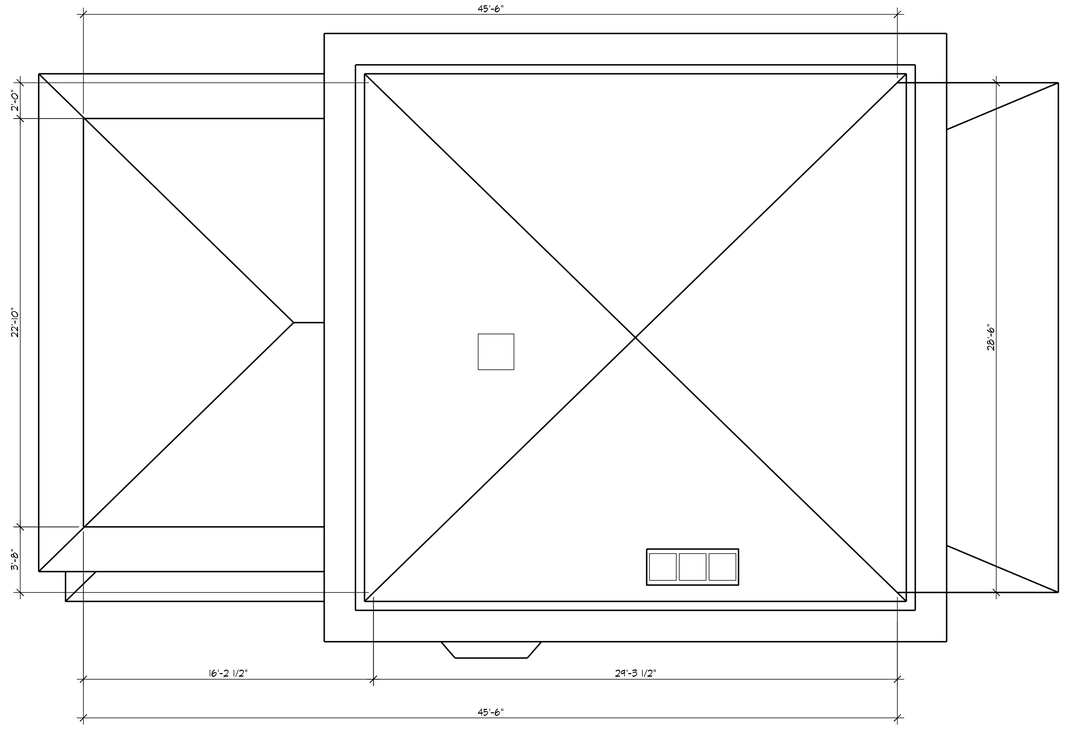
Rel. Date: 3.12.18

EXISTING MAIN LEVEL BASEMENT

A100

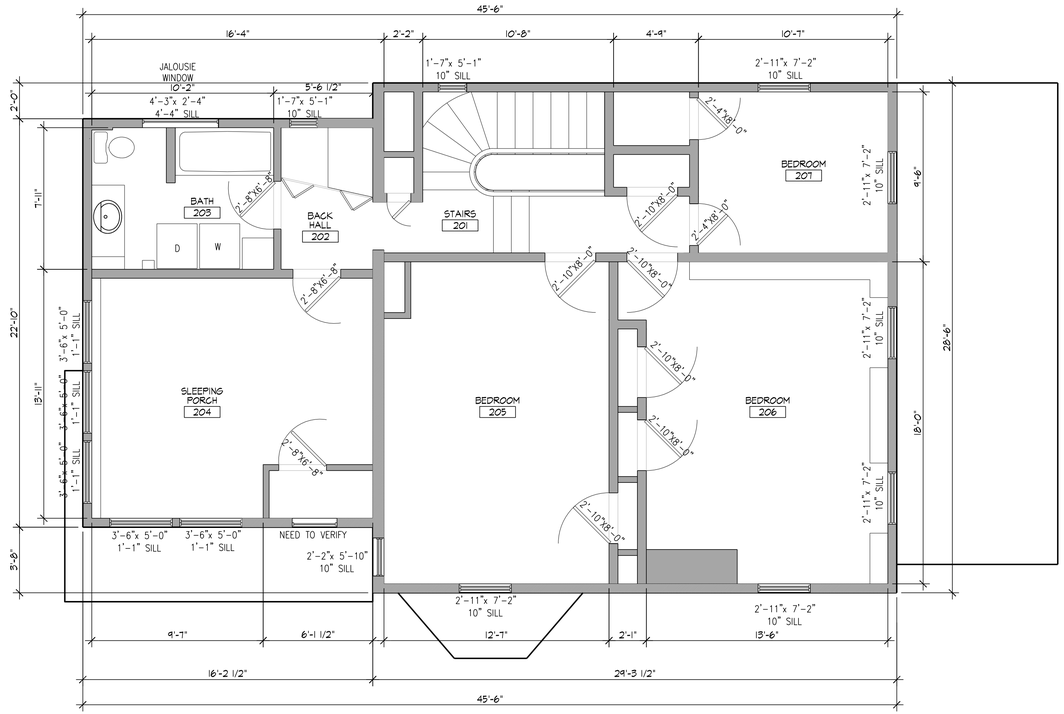


0 2 4 8

NORTH

Existing Roof C1

1/4" = 1'-0"



0 2 4 8

NORTH

Existing Upper Level A1

1/4" = 1'-0"

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APPROVED BY:

Name:	_ _ _	Date:	--.--.--
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REVISIONS

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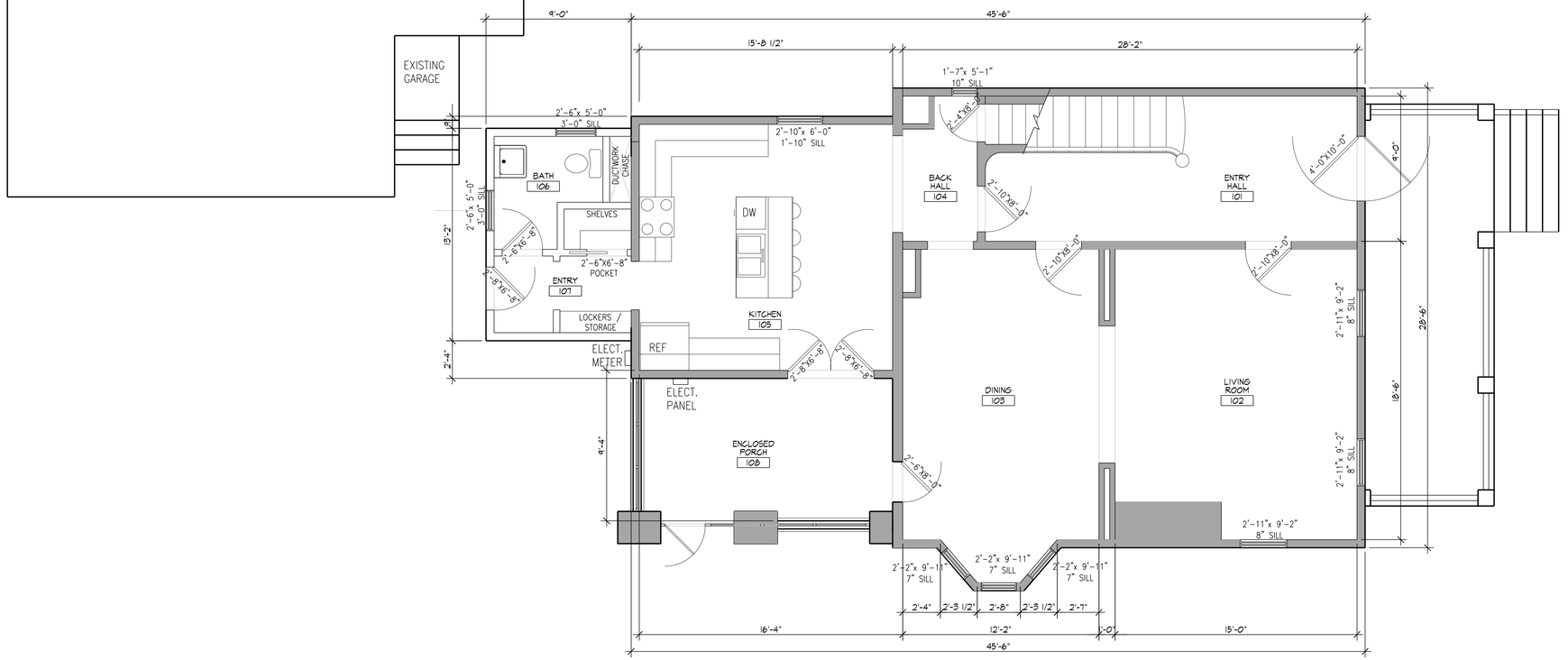
Rel. Date: 3.12.18

EXISTING UPPER LEVEL ROOF

A101

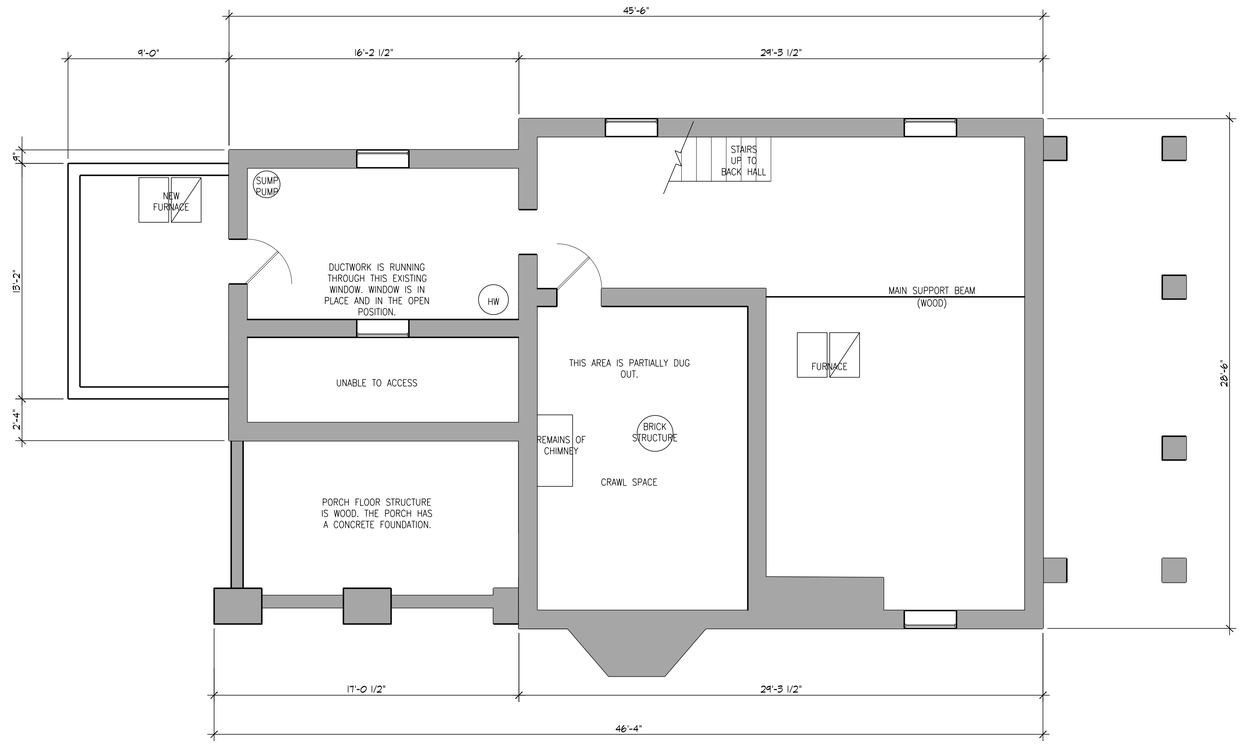


0 2 4 8

NORTH

New Main Level C1

1/4" = 1'-0"



0 2 4 8

NORTH

New Basement A1

1/4" = 1'-0"

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REVISIONS

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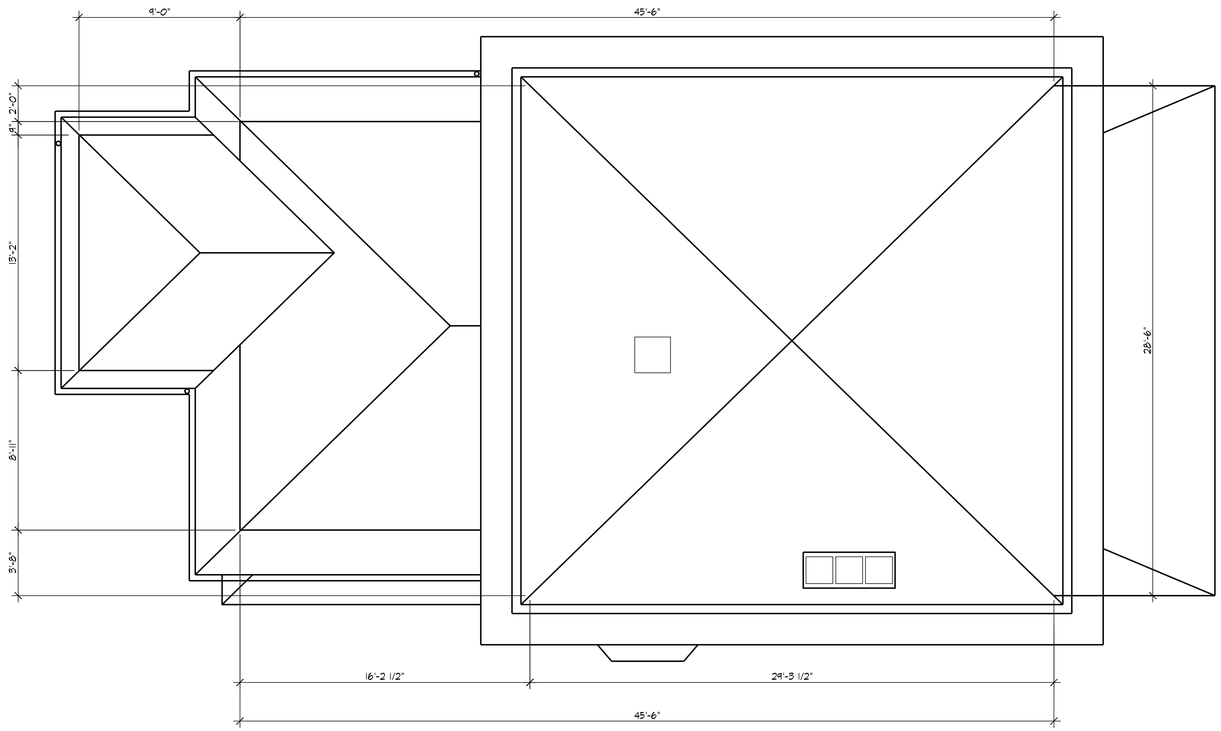
Rel. Date: 3.12.18

NEW MAIN LEVEL BASEMENT

A102

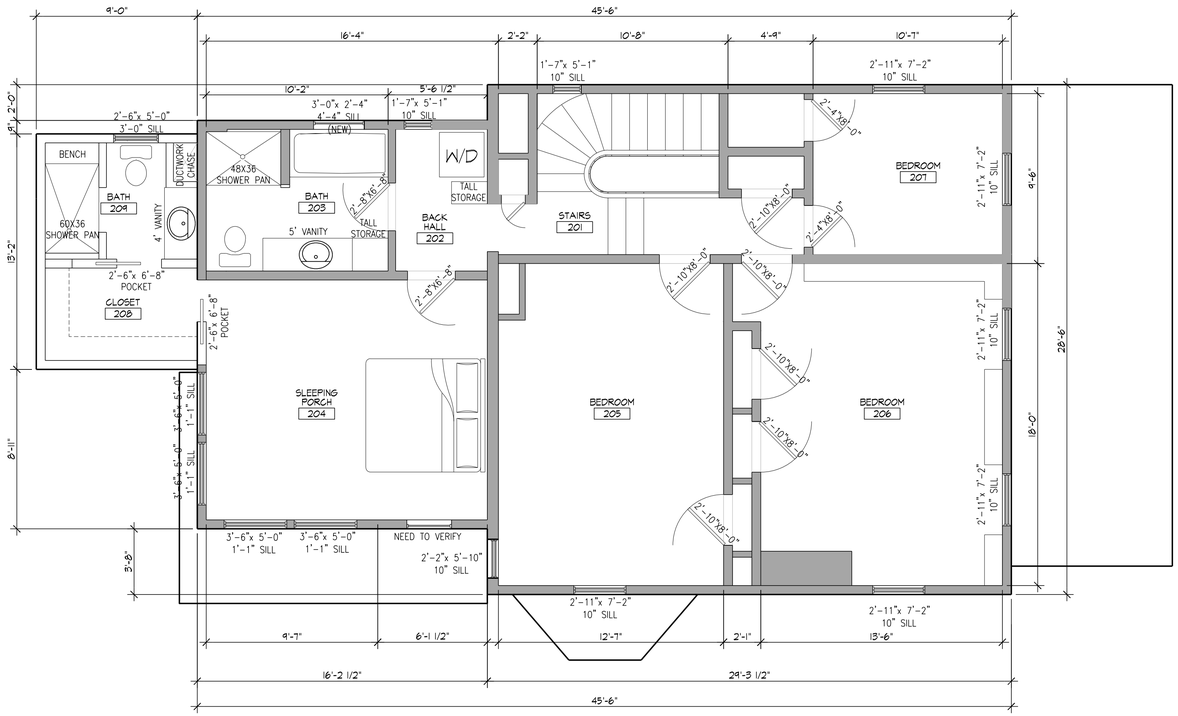


0 2 4 8

NORTH

New Roof C1

1/4" = 1'-0"



0 2 4 8

NORTH

New Upper Level A1

1/4" = 1'-0"

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Lawrence, Kansas

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Suite 202
Lawrence, Kansas 66044
(785) 218-3980
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APPROVED BY:

Name: _ _ _ Date: --.--.--

Name: _ _ _ Date: --.--.--

Name: _ _ _ Date: --.--.--

REVISIONS

1	Comment:	-------
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Rel. Date: 3.12.18

NEW UPPER LEVEL ROOF

A103

Existing South Elevation
1/4" = 1'-0"
C1

Existing West Elevation
1/4" = 1'-0"
A4

Existing North Elevation
1/4" = 1'-0"
A1

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APPROVED BY:

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REVISIONS

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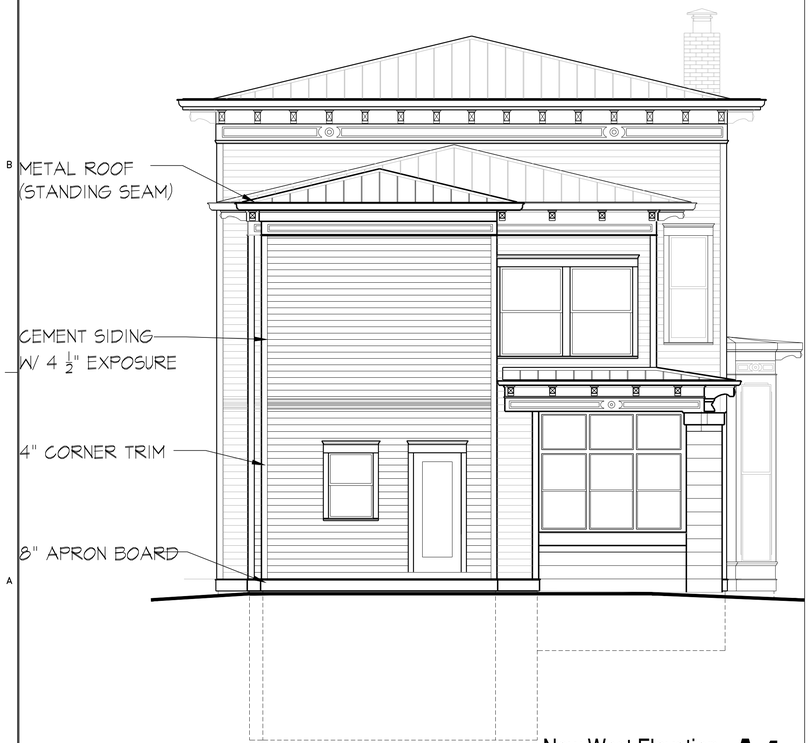
Rel. Date: 3.12.18

EXISTING EXTERIOR ELEVATIONS

A200

New South Elevation **C1**
1/4" = 1'-0"



New West Elevation **A4**
1/4" = 1'-0"

New North Elevation **A1**
1/4" = 1'-0"

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REVISIONS

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Rel. Date: 3.12.18

NEW EXTERIOR ELEVATIONS

A201

DATE PRINTED: Monday, March 12, 2018
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Memorandum
City of Lawrence
Planning & Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: April 19, 2018
RE: Item No: 9 Rezoning and Minor Subdivision Requests

Project Request

DR-18-00125 Rezoning – Z-18-00024: Rezoning approximately .82 acres (35,719.2 SF) from RM12 (Multi-Dwelling Residential) District (4,443.42 SF) and RM12 UC (Multi-Dwelling Residential Urban Conservation Overlay) District to RM32 (Multi-Dwelling Residential) District (31,275.78 SF), located at 929 Arkansas Street. Oread Design Guidelines Review. Submitted by Paul Werner Architects, for DJC Holdings LLC, property owner of record.

This request has been altered since the publication of the legal notice to reduce the amount of property to be rezoned. The request to be considered by the Historic Resources Commission is Rezoning 2,909 SF from RM12 UC (Multi-Dwelling Residential Urban Conservation Overlay) District to RM32 (Multi-Dwelling Residential) District.

DR-18-00126 Minor Subdivision – MS-18-00046: A Minor Subdivision (lot combination) of Sinclair's Addition including all of Lot 8, most of Lot 7, and a portion of the Michigan Street Right-of-Way to create proposed Lot 3 of Sinclair's Addition No. 2. The properties are located at 929 Arkansas, 913, 931, 935 Michigan Street and 1000 Emery Road. Oread Design Guidelines Review. Submitted by BG Consultants, on behalf of DJC Holdings LLC, Kirsten & Robin Krug, property owners of record.

Process

The applicants submitted a project that would require a rezoning of property and the combination of existing lots in Sinclair's Addition to the City of Lawrence. A portion of the property included in the request is located in the Oread Neighborhood Urban Conservation Overlay District and is subject to review under the Oread Neighborhood Design Guidelines.

Other reviews required for this project include:

- Z-18-00024: Rezoning - The Lawrence-Douglas County Planning Commission reviewed this request at their March 28, 2018 meeting and recommended the City Commission approve rezoning the property as requested. The City Commission will consider this request at a public meeting tentatively scheduled for May 1, 2018.
- MS-18-00046: A Minor Subdivision – This Minor Subdivision for a lot combination is an administrative review process but includes variances that were reviewed

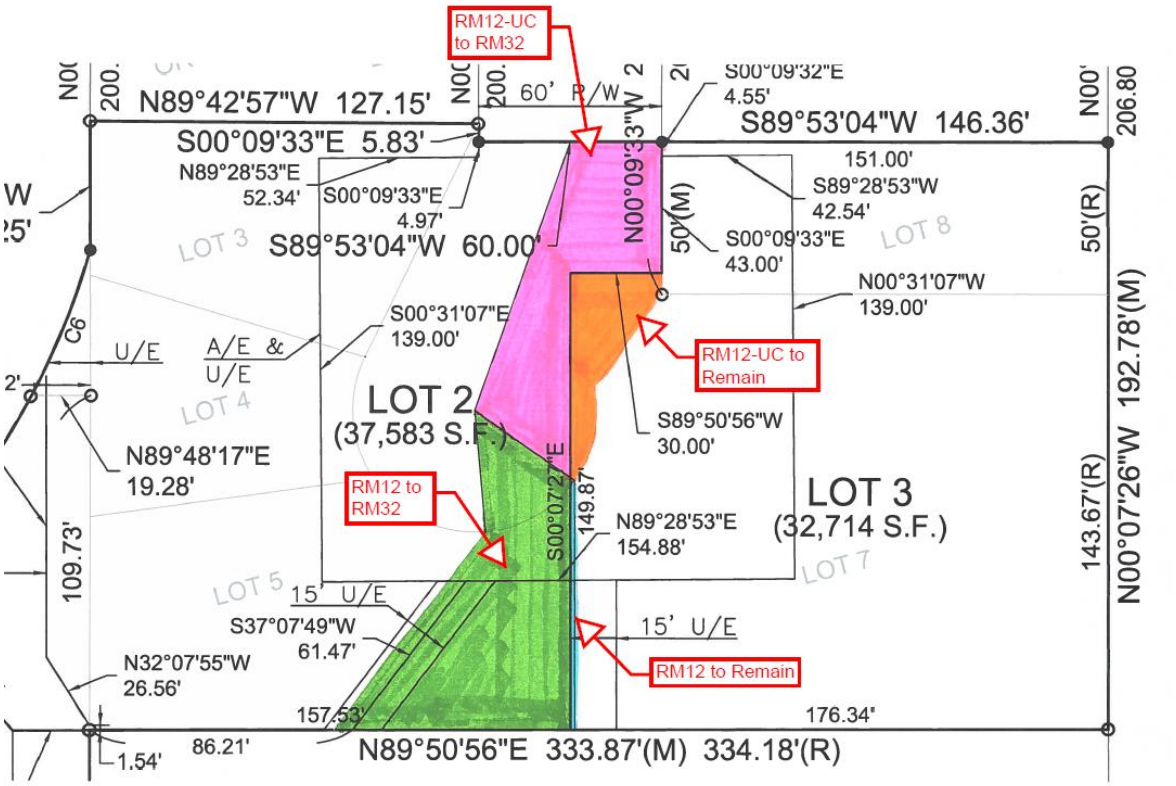
and approved by the Planning Commission on March 28, 2018, and will require the City Commission to vacate easements and right-of-way at a future City Commission meeting.

Project Description

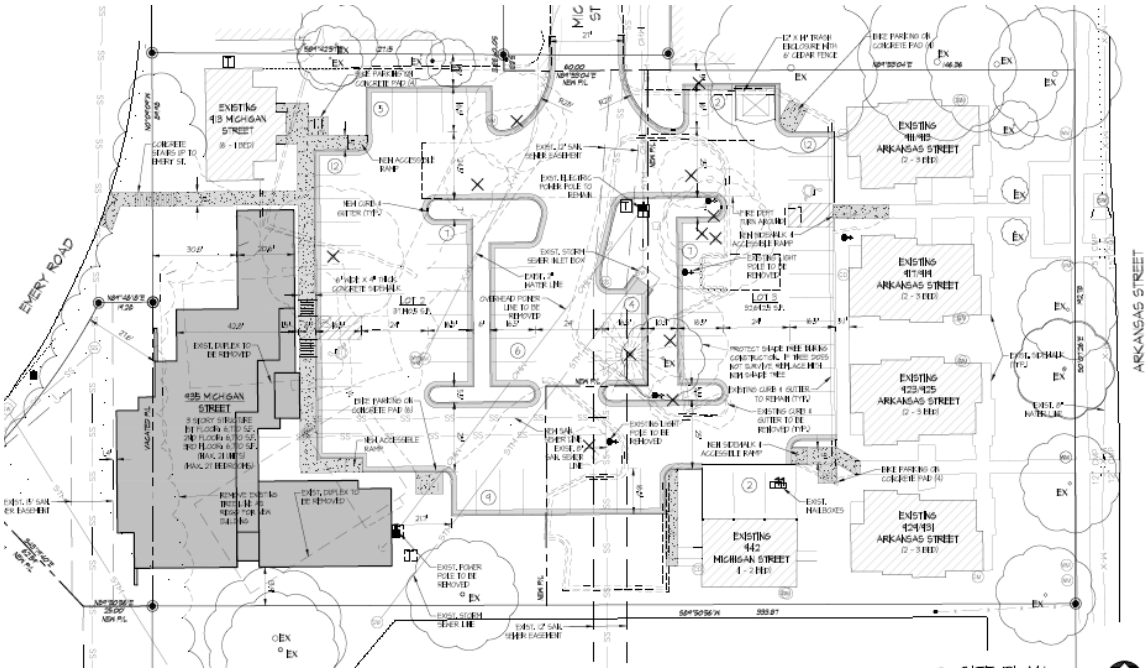
The proposed project includes the rezoning and a minor subdivision of properties to provide the needed land use requirements to support a redevelopment of the area shown on the maps below. The project includes multiple platted lots and proposes the vacation of a portion of Michigan Street to facilitate the redevelopment of property in the RM32 zoning district. The property included in the application located at 929 Arkansas and 1000 Emery Road are existing *Multi-Dwelling Residential* uses. The remaining structures, located at 931 and 935 Michigan Street, will be demolished, and will be redeveloped with new *Multi-Dwelling Residential* use. Altered interior lot lines and vacated right-of-way will increase the overall lot area of proposed Lot 2. Rezoning will allow for the zoning of the property to align with the project proposal. No demolition is proposed for any portion of property located in the Oread Neighborhood Urban Conservation Overlay District.

Existing Sinclair's Addition

Existing Zoning



Proposed Zoning and Subdivision



Proposed Project Plan

Oread Design Guidelines Review

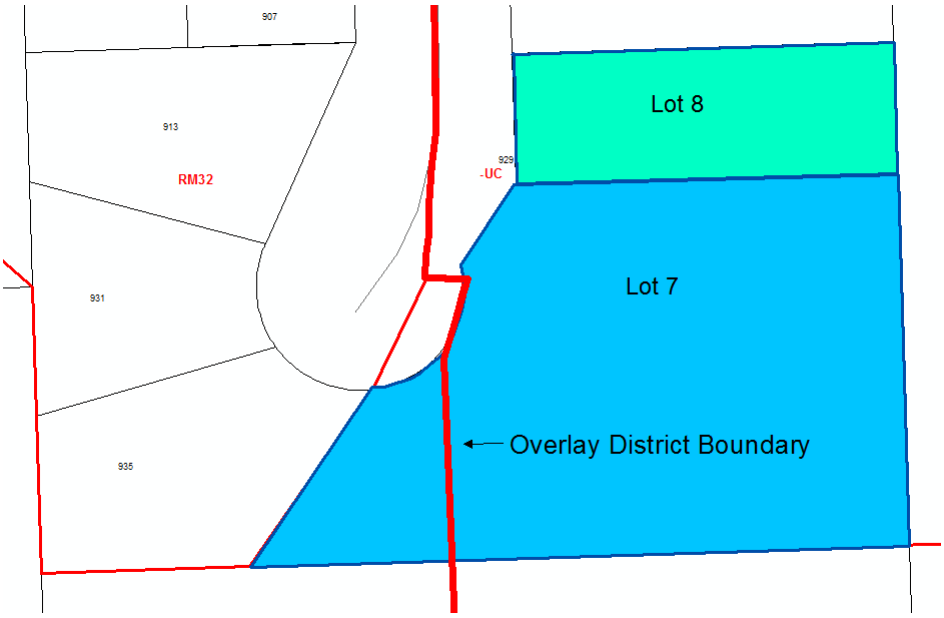
A portion of the proposed project is located in the Oread Urban Conservation Overlay District UC1 – Low Density. The district specific guidelines for District 1 state:

> Within District 1, lots shall not be created or modified to accommodate the construction of duplexes or other higher intensity residential dwellings. (Page 80).

Part of this development project does combine Lot 8 of Sinclair's Addition with portions of Lot 7 to make a larger lot. This is not recommended in the Oread Neighborhood Design Guidelines for District 1. The purpose of this guideline is to keep the development pattern of the district to the scale and pattern of single structures on single lots with similar setbacks. The existing development pattern of the portion of this project that is included in the overlay district is already dissimilar to this development pattern. Three of the structures are on Lot 7 and all four structures are 2 story apartment buildings. This pattern will not change with this project. The building fronts will continue to face Arkansas Street and no access to Arkansas Street is proposed.

The Oread Neighborhood Design Guidelines provide for review of the demolition of structures in the district. The guidelines also provide review with specific criteria for new construction in the district. One of the overall goals of the guidelines is to guide the redevelopment of property within the district as it redevelops. If this property redevelops in the future, it must comply with the Oread Neighborhood Design Guidelines.

The part of the project located in the overlay district that will be rezoned to a higher intensity is the Michigan Street right-of-way. This area is not currently developed as part of the pattern of District 1. The rezoning portion of this project that removes property from the overly district will adjust the zoning boundary line with the new lot line. Typically, zoning boundaries follow platted lot lines. When the Oread Neighborhood Urban Conservation Overlay District was created, the zoning boundary did not follow the existing platted lot line. This rezoning will only remove the right- of-way proposed to be vacated.



Current Platted Lots and Overlay District Boundary

The removal of the proposed portion of property from the Urban Conservation Overlay District is negligible and is part of this proposed redevelopment project to provide consistency in zoning for the associated land uses for the project. The lot combination to create a larger lot that will have the same boundaries as the new zoning boundaries may allow for future development, however the existing development does not reflect the design standards for District 1 of the Urban Conservation Overlay District. Lot consolidation was not to be allowed in District 1 so that the historic development pattern of the district could be preserved. These lots do not meet this pattern currently and future development would require adherence to the guidelines to create an appropriate pattern for the district. Therefore, lot consolidation will not damage the district.

The Historic Resources Commission has the ability to look at all of the extenuating circumstances for each project and make a determination if the project meets the intent of the Oread Neighborhood Design Guidelines. When the Commission makes determinations that are not recommended in the guidelines, they should clearly document the reasons for the determination.

Staff Recommendation

Staff recommends the Commission approve DR-18-00125 Rezoning and DR-18-00126 Minor Subdivision based on the above staff review.

Action

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code and the Oread Neighborhood Design Guidelines, the project, as proposed, meets the intent of these development and design standards because:

1. The rezoning does not affect the land use pattern of the developed property located within the Oread Urban Conservation Overlay District; and
2. The Minor Subdivision:
    a) Does not change the existing development pattern;

b) The current development pattern does not reflect the historic development pattern of District 1; and
c) Any new development will have to comply with the Oread Neighborhood Design Guidelines.

Memorandum
City of Lawrence
Planning and Development Services

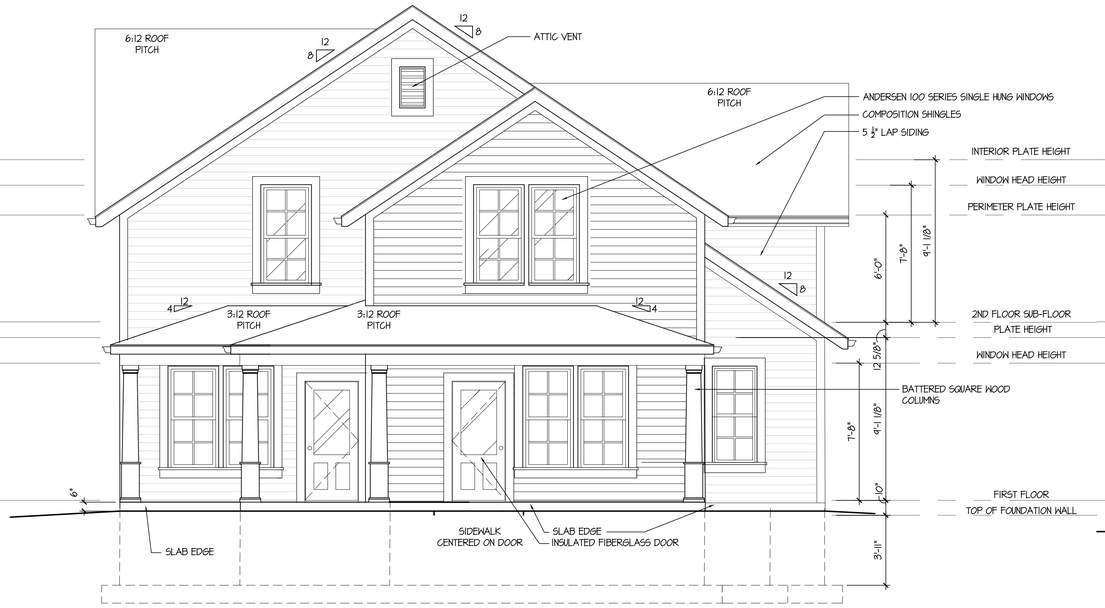
TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: April 9, 2019
RE: Item No. 10: DR-18-00059 826 Rhode Island Street; New Porch Modifications to DR-16-00235

Background

At the March 15, 2018 meeting, the Historic Resources Commission (HRC) referred DR-18-00059**,** 826 Rhode Island Street, New Porch Modifications to DR-16-00235, to the Architectural Review Committee (ARC) to work with the applicant to determine if there were possible solutions or mitigation that would allow for the existing non-compliant porch to meet the intent of the applicable standards and guidelines.

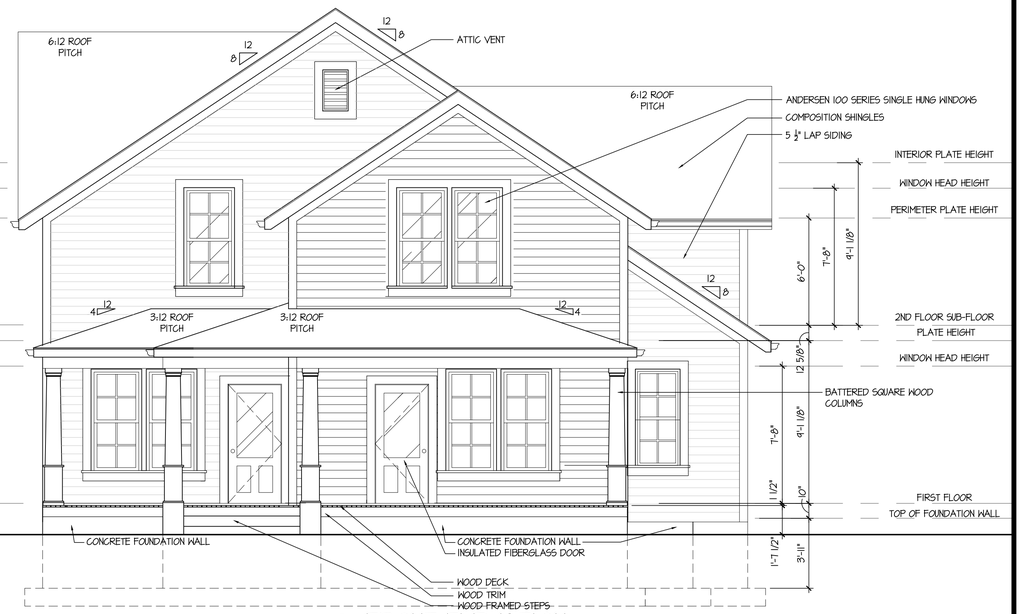
ARC Meeting

The ARC meeting is scheduled for 5:30 on April 19, 2018, just prior to the HRC meeting. The attached drawing will be considered by the ARC.



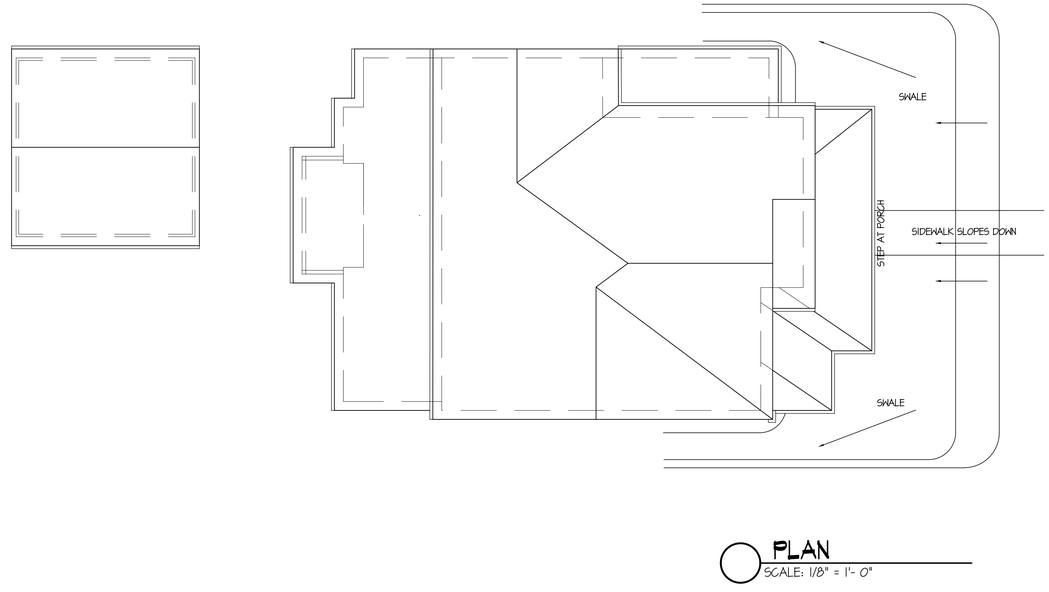
PROPOSED ELEVATION

SCALE: 1/4" = 1'- 0"



FRONT ELEVATION

SCALE: 1/4" = 1'- 0"



PLAN

SCALE: 1/8" = 1'- 0"

paulwerner ARCHITECTS

123 W. 8th STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890

826 RHODE ISLAND

LAWRENCE, KANSAS

PROJECT # 213-T10

RELEASE:	DATE:
1.0	07.19.2016
1.1	10.03.2016
1.2	12.29.2016
1.3	2.01.2017
2.0	2.09.2018

A100A

Memorandum
City of Lawrence
Planning & Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: April 11, 2018
RE: Item No 11: East Lawrence Neighborhood Plan and Design Guidelines

Request

The Historic Resources Commission (HRC) asked staff at their meeting on January 18, 2018, to provide information on the process for design guidelines for the East Lawrence Neighborhood. Staff provided a brief presentation at the March 15, 2018 meeting. The commission requested that staff repeat the presentation at the April meeting when additional commissioners would be in attendance.

Background

- A large area of the East Lawrence Neighborhood (boundaries identified by the neighborhood association) was surveyed at the reconnaissance level in 1994 for historic resources.
- The East Lawrence Neighborhood Revitalization Plan was adopted in 2000.
- Some areas of the neighborhood were listed in the National Register of Historic Places in 2004 as historic districts.
- Several properties were listed in the Lawrence Register of Historic Places as part of a vernacular thematic nomination in 2014.
- Rezoning of some properties in the neighborhood was initiated by the City Commission in 2016. City Commission approved the rezonings in 2017.

  The City Commission requested staff review the zoning options available to the East Lawrence Neighborhood in 2015. Staff provided a memo on July 28, 2015 outlining two zoning options: Rezoning (downzoning) properties to the existing land use; and an Urban Conservation Overlay District with design guidelines. Considering the concerns expressed by property owners within the neighborhood, rezoning was the option initiated by the City Commission in December of 2016 to align the current uses to a more compatible zoning, primarily residential districts with single dwellings or duplex zoning. This option allowed not only the alignment of the current uses to a more compatible zoning, but will also facilitate future development that is consistent with the existing development in the neighborhood.
- Variances to make all rezoned properties conforming properties is in process. Anticipated completion is June of 2018.

The Planning Department work plan does not include any additional work plan items for East Lawrence at this time.

Processes

There are two types of design guidelines that could be applicable to areas of East Lawrence as a geographic location. Design guidelines for historic districts and design guidelines as associated with an Urban Conservation Overlay District.

Design Guidelines for Historic Districts

- These guidelines would only apply to properties in the National Register of Historic Places historic districts.
- The process would be to hire a consultant to hold public meetings and draft the guidelines.
- They would be used by the HRC in reviewing projects.
- They must be based on the Secretary of the Interior's Standards and meet the requirements for State Law review.
- There is no adoption process.
- They are guidelines to help property owners, staff, and the HRC interpret the standards for project reviews.
- The city would hire the consultant to draft the guidelines.
- Historic Preservation Fund grant money, if available, could be used for this project.
- This project could begin upon funding and the guidelines would begin to be used as soon as the guidelines are complete.

Urban Conservation Overlay District

- Geographic boundary for a survey area defined (Historic Resources and SHPO defined)
- Updated historic resources survey of area (Consultant)
  - This will produce a survey report. A survey report will include: Field survey information, archival research, data analysis, historic contexts, and recommendations for historic properties.
- Updated Neighborhood Plan (Recommended, not required)
  - This is a planning process. (It must be a work plan item for the Planning Department) (Planning staff and possible consultant) The process includes multiple public meetings, HRC public meeting, Planning Commission Meeting and recommendation to the City Commission, and adoption by the City Commission. This is a Comprehensive Plan amendment.
- Recommendations from the Neighborhood Plan
  - If the neighborhood plan recommends a geographic boundary for an urban conservation overlay district, the process would continue. Design guidelines are part of the Urban Conservation Overlay District.
- Urban Conservation Overlay District
  - This is a planning process (It must be a work plan item for the Planning Department) (Rezoning by staff, likely a consultant for the design guidelines)
  - This is a rezoning process. It requires: Initiation, multiple public meetings for the design guidelines, subcommittee of the HRC (possibly with Planning Commission), hearings before the HRC, possibly a study session

with the HRC and Planning Commission, Planning Commission meeting and recommendation to the City Commission, adoption by the City Commission.

Action

No action is required.