City of Lawrence
PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **AUGUST 17, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

UPDATED 8/17/17 @ 11:00 AM:
ADDED COMMUNICATIONS TO ITEM 10 – 700 NEW HAMPSHIRE ST
ADDED JULY 20, 2017 ACTION SUMMARY

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. Action Summary July 20, 2017
B. Administrative Approvals
   1. DR-17-00298 1344 Tennessee Street; Building Expansion; Oread Design Guidelines Review
   2. DR-17-00301 816 Massachusetts Street; Commercial Remodel; State Law Review
   3. DR-17-00306 804 Kentucky Street; Residential Deck; Certificate of Appropriateness
   4. DR-17-00309 1425 Tennessee Street; Commercial Remodel; State Law Review
   5. DR-17-00310 115 W. 11th Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
   6. DR-17-00317 835 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review, State Law Review, and Certificate of Appropriateness
   7. DR-17-00323 846 Massachusetts Street; Mechanical Permit; State Law Review
   8. DR-17-00331 800 Ohio Street; Residential Remodel; Certificate of Appropriateness

9. DR-17-00338 1311 Rhode Island Street; Mechanical Permit; State Law Review
10. DR-17-00339 1541 Kentucky Street; Commercial Remodel; Oread Design Guidelines Review
11. DR-17-00343 900 Massachusetts Street; Communication Equipment Upgrade; Downtown Design Guidelines Review and Certificate of Appropriateness
12. DR-17-00354 845 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review, State Law Review, and Certificate of Appropriateness

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: DR-17-00296 1218 Mississippi Street; New Construction; Certificate of Appropriateness, and Oread Design Guidelines Review. The property is located in the environs of the Jane A Snow Residence (706 W 12th Street), and is located in the Conservation Overlay District – Hancock Historic District – UC4. Submitted by TreanorHL on behalf of Classical Developments LLC, property owner of record.

ITEM NO. 5: DR-17-00300 and DR-17-00308 524 Ohio Street; Residential Remodel and Variance; State Law Review and Certificate of Appropriateness. The property is located in the Pinckney II Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), and the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. Submitted by Rockhill & Associates on behalf of Kami Day and Michele A Eodice, property owners of record.

ITEM NO. 6: DR-17-00311 644 Mississippi Street; New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the Wilder Clark House (643 Indiana Street) and the John Robert Greenlees House (714 Mississippi Street), Lawrence Register of Historic Places. Submitted by Lance Adams of Adams Architects, LLC on behalf of Gregory Rupp and Jennifer Roth, property owners of record.

ITEM NO. 7: DR-17-00198 820 New Jersey Street; New Construction of Accessory Structure; Certificate of Appropriateness. The property is listed in the Lawrence Register of Historic Places as the Green and Sidney Lewis House. Submitted by Dan Hermreck on behalf of Maxwell E. & Sierra Y. Kautsch, property owners of record.

ITEM NO. 8: DR-17-00240 319 E. 7th Street; New Accessory Structure; Certificate of Appropriateness. The structure is located in the environs of the A. J. Griffin House (645 Connecticut), Lawrence Register of Historic Places. Submitted by Peter Shenouda on behalf of Shenouda Victor M. Trust, property owner of record.

ITEM NO. 9: DR-17-00297 1000 BLK Pennsylvania Street (1026 Pennsylvania Street); New Construction; Certificate of Appropriateness. The property is located in the environs of the Sargent S. Whitcomb House (1029 Delaware Street), and is located in the environs of Hobbs Park. Submitted by Struct/Restruct, LLC on behalf of Jason T. and Elizabeth T.A. Koepp, property owners of record.

ITEM NO. 10: DR-17-00344 700 New Hampshire Street; Demolition and New Construction; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street) and the A. J. Griffin House (645 Connecticut Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of Treanor Investments, LLC property owners of record.

ITEM NO. 11: DR-17-00369 1346 Rhode Island Street; New Construction; State Law Review. The property is located in the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places. Submitted by Tenants to Homeowners, Inc., property owner of record.

ITEM NO. 12: MISCELLANEOUS MATTERS

A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since July 20, 2017.

B. Review of any demolition permits received since July 20, 2017.

C. Miscellaneous matters from City staff and Commission members.

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING JULY 20, 2017 6:30 PM
ACTION SUMMARY

Commissioners present: Bailey, Buchanan, Evans, Fry, Hernly, Veatch
Staff present: Cargill, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

A. There were no communications from other commissions, State Historic Preservation Officer, or the general public.
B. Commission Buchanan disclosed she was a member of the committee that selected Mr. Zimmerschied for the Fire Station project (Item 6).
C. There were no abstentions.
D. There were no committee reports.

ITEM NO. 2: CONSENT AGENDA

A. Action Summary June 15, 2017
B. Administrative Approvals
   1. DR-17-00248 1942 Learnard Avenue; Pool; Certificate of Appropriateness
   2. DR-17-00255 729-731 Massachusetts Street; Exterior Staircase; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
   3. DR-17-00257 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
   4. DR-17-00258 1005 Pennsylvania Street; Mechanical Permit; Certificate of Appropriateness
   5. DR-17-00259 100 E 9th Street; ATM; Certificate of Appropriateness and Downtown Design Guidelines Review
   6. DR-17-00274 2401 Massachusetts Street; Residential Photovoltaic; State Law Review
   7. DR-17-00287 1625 Edgehill Road; Commercial Remodel; Certificate of Appropriateness
   8. DR-17-00289 1420 Crescent Road; Parking Variance; Certificate of Appropriateness
   9. DR-17-00291 800 Indiana Street; Plumbing Permit; State Law Review

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the June 15, 2017 action summary.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to confirm the administrative approvals with the addition of DR-17-00120.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

There was no public comment.

ITEM NO. 4: L-17-00223 Public Hearing for consideration of placing the property located at 2110 Harper Street, the James and Mary (Smith) Means House, on the Lawrence Register of Historic Places. Submitted by Douglas County, property owner of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

Commissioner Evans asked when the wooden structure was built.

Ms. Zollner said the early 1950s.

Commissioner Evans asked if they can make a suggestion to restore the structure.

Ms. Zollner said the County has already explored that.

APPLICANT PRESENTATION
Ms. Jan Shupert-Arick, Douglas County, said this is the only remaining historic piece of the Fairgrounds, made of sandstone, which is unique. She explained the interesting history of the property and the County's future plans for the structure.

Commissioner Hernly asked if the long-term plan for the building would no longer include public bathrooms.

Ms. Shupert-Arick said that decision hasn't been made but is a matter of funding.

Commissioner Hernly asked if there is interest in State listing.

Ms. Shupert-Arick said she isn't sure if it would be eligible.

Ms. Zollner said integrity is an issue.

PUBLIC COMMENT
Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said he was not aware of this structure prior to the Landmark application, but it reminds him of the Murphy Bromelsick House that was moved to Hobbs Park.

BOARD DISCUSSION
Commissioner Bailey asked if the property is parceled out from the rest of the fairgrounds.

Ms. Zollner said that's correct- it would have been too overwhelming to list the entire fairgrounds property.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the nomination of 2110 Harper Street as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to adopt the environs definition as provided in the staff report.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to direct staff to draft a resolution and a report to the City Commission for designation of 2110 Harper Street as a Landmark.

Unanimously approved 6-0.

ITEM NO. 6: DR-17-00288 and DR-17-00292 745 Vermont Street/746 Kentucky Street; Variance, Rehabilitation, and Addition; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places; is a Landmark on the Lawrence Register of Historic Places, and is located in the Downtown Conservation Overlay District. Submitted by Zimmerschied Architecture on behalf of City of Lawrence, property owner of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

Commissioner Buchanan asked if staff resolved the window concern.

Ms. Zollner said yes, they accepted an amendment to the project.

APPLICANT PRESENTATION
Mr. Jay Zimmerschied, applicant/architect, explained the vertical circulation for the building and discussed the proposed project overall.

Commissioner Hernly asked if the overhead doors are changing to a bifold system.

Mr. Zimmerschied said that's what they are proposing. He explained that bifold doors are operationally superior to overhead doors.

Commissioner Hernly asked about comments or thoughts from the State Historic Preservation Office (SHPO).

Ms. Zollner said they are working on it currently.

Commissioner Buchanan asked if any of the existing overhead doors could be repurposed in some way.

Ms. Zollner said none of the doors are original.

Commissioner Hernly thought the height of the garage doors might have been changed at some point.

Mr. Zimmerschied said the openings are original but not the doors.

Commissioner Hernly mentioned that the number of materials used for the addition is much more than the original structure.

Mr. Zimmerschied said the original structure contains blended blonde brick and stone. The addition will use similar blonde brick but the stair tower will look more solid with no blending and will incorporate glass block.

Commissioner Hernly said the original building is mostly one color of brick, and the addition is small compared to the primary structure. He feels like it has too much going on.

Mr. Zimmerschied said that's a fair statement.

No public comment

COMMISSION DISCUSSION

Commissioner Evans said he agrees with Commissioner Hernly's comments about the number of different materials.

Commissioner Hernly said he would recommend fewer different exterior materials on the addition.

Commissioner Buchanan said she doesn't disagree but feels it successfully differentiates from the original.

They talked about how the ARC and the SHPO could review the project.

Commissioner Hernly doesn't feel the materials are significant enough for him to deny the project but he'd like to make sure the SHPO is aware of the concern of exterior materials.

Ms. Zollner asked if they are comfortable with SHPO and staff making the final determination.

Commissioner Hernly said he was ok with that.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places with the amendment that the location of the windows, the portion of siding above the door, and the change to the cornice on the curved portion of the addition be adjusted as described in the staff report.

Unanimously approved 6-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to issue the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs with the amendment that the location of the windows, the portion of siding above the door, and the change to the cornice on the curved portion of the addition be adjusted as described in the staff report.

Unanimously approved 6-0.

ITEM NO. 5: DR-17-00286 826 Connecticut Street; Residential Addition; Certificate of Appropriateness. The property is located in the environs of the Edward Manter House (821 New York), Lawrence Register of Historic Places. Submitted by Adams Architects on behalf of Emma Davison and Eli Hoelschen, property owners of record.

STAFF PRESENTATION
Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION
Mr. Lance Adams, Adams Architects, explained the proposed project.

PUBLIC COMMENT
Mr. Dennis Brown, LPA, said typically an addition on a small house is not desirable, but this addition is subordinate to the original house. It's a homerun.

Ms. KT Walsh agrees with Mr. Brown's comments and said the neighbors are looking forward to having the homeowners living there. She encouraged them to go look at the old Sanborn maps.

ACTION TAKEN
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 the landmarks or their environs.

Unanimously approved 6-0.

ITEM NO. 7: DR-17-00295 1101 Massachusetts Street; Rehabilitation; State Law Review and Certificate of Appropriateness. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of South Park (1140-1141 Massachusetts Street), Watkins Bank Building (1047 Massachusetts Street) and the Douglas County Courthouse (1100 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Conservation Overlay District. Submitted by TreanorHL on behalf of 1101 Mass LLC, property owner of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

APPLICANT PRESENTATION
Ms. Sarah Coffin, TreanorHL, explained the proposed project.

PUBLIC COMMENT
Mr. Dennis Brown, LPA, said this is also a homerun project.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places.

Unanimously approved 6-0.

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 the landmarks or their environs.

Unanimously approved 6-0.

ITEM NO. 8: DR-17-00293 1208 Mississippi Street; Rehabilitation; State Law Review, Certificate of Appropriateness, and Oread Design Guidelines. The property is a contributing structure to the Hancock Historic District, National Register of Historic Places. The property is also located in the environs of the Jane A Snow Residence (706 W 12th Street), and is located in the Conservation Overlay District – Hancock Historic District – UC4. Submitted by TreanorHL on behalf of Classical Developments LLC, property owner of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

APPLICANT PRESENTATION
Ms. Sarah Coffin, TreanorHL, explained details of the project.

PUBLIC COMMENT
Mr. Dennis Brown, LPA, said this is also an exciting project. He mentioned that the biggest problem might be getting a vehicle onto the property to do the work. He said their only concern is doing the bigger project first and then not going through with this one.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places.

Unanimously approved 6-0.

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 the landmarks or their environs.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to direct staff to forward any significant revisions back to the HRC for review.

Unanimously approved 6-0.

ITEM NO. 9: DR-17-00296 1218 Mississippi Street; New Multi-Family; State Law Review, Certificate of Appropriateness, and Oread Design Guidelines Review. The property is located in the environs of the Jane A Snow Residence (706 W 12th Street), and is located in the Conservation Overlay District – Hancock Historic District – UC4. Submitted by TreanorHL on behalf of Classical Developments LLC, property owner of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

APPLICANT PRESENTATION
Mr. Walker Douglas, TreanorHL, said it is a challenging site and they're in the process of moving the existing property line. To address Mr. Brown's concern, he said the developer fully intends to streamline the property at 1208 Mississippi Street while this project is finalized.

Commissioner Bailey asked about the purpose of the east elevation.

Mr. Douglas said the staircase is to gain access to the rooftop area.

Commissioner Bailey asked if it will just have a terrace.

Mr. Douglas said yes, it will be a gathering space with great views.

PUBLIC COMMENT
Ms. KT Walsh said her concern was also the "shed" look and wants to know how many parking spaces are proposed.

Commissioner Buchanan said they're providing 14 spaces.

COMMISSION DISCUSSION
Commissioner Hernly asked if this is being reviewed under Oread Design Guidelines.

Ms. Zollner explained that staff will review the project based on Oread Design Guidelines once final revisions are made if the project is referred to ARC.

Commissioner Evans felt there were enough concerns to send the project to the ARC.

Ms. Zollner said they need to either create a temporary ARC or appoint new permanent ARC members.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to refer the project to the Architectural Review Committee for design refinement to include the height of the structure, the massing of the structure, the scale of the façade/west elevation, and possibly the roof type of the structure, in an overall effort to create a structure that has appropriate scale.

Unanimously approved 6-0.

ITEM NO. 10: DR-17-00300 and DR-17-00308 524 Ohio Street; Residential Remodel and Variance; State Law Review and Certificate of Appropriateness. The property is located in the Pinckney II Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), and the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. Submitted by Rockhill & Associates on behalf of Kami Day and Michele A Eodice, property owners of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

APPLICANT PRESENTATION
Mr. David Sain, Rockhill & Associates, explained the proposed design of the front porch and details of the overall project. He distributed additional presentation materials (see Attachment A).

PUBLIC COMMENT
Ms. KT Walsh said she's encouraged to see Rockhill working with historic preservation due to the history of their projects.

COMMISSION DISCUSSION
Commissioner Bailey said he thought they should begin discussing details that staff feels are issues, beginning with the wraparound porch. He mentioned there are a few porches in the area that appear somewhat similar.

Ms. Zollner said if the original design is unknown, a compatible design should be used- something simple, that doesn't overwhelm the historic structure. She said housing type is also a factor.

Commissioner Veatch mentioned that the porch, being on the primary elevation and so visible, becomes a character defining feature.

Commissioner Evans said he feels it's appropriate to refer the project to the ARC.

Commissioner Buchanan felt that the ARC could work on design details but she had some concerns about treatment methods.

Mr. Sain said they are knowledgeable in treatment methods for historic structures.

Ms. Zollner said staff had a conversation with the applicant and SHPO about appropriate treatment methods.

Commissioner Buchanan had concerns about materials, fenestration, and roof lines on the east elevation, but is comfortable with the ARC working on those details.

Commissioner Buchanan and Commissioner Bailey further discussed their concerns.

Commissioner Bailey asked if the applicant agrees to work with the ARC.

Mr. Sain said yes.

Commissioner Hernly said metal roofing was not common in this area.

Commissioner Buchanan said shingles were likely used before any historical metal roofing.

Commissioner Veatch asked if they would be having this conversation had they proposed asphalt shingles.

Commissioner Hernly said no.

Commissioner Buchanan said the metal roof seams create harsh lines.

Mr. Sain asked if they could wait to discuss the project at ARC after the SHPO comments are received.

Ms. Zollner said she expects they will receive SHPO comments before ARC, and if there are discrepancies, those will be worked out at the ARC meeting.

ACTION TAKEN
Motioned by Commissioner Bailey, seconded by Commissioner Fry, to refer the project to the Architectural Review Committee for State Law Review to refine design details of the wraparound porch, placement/setback of the addition wall in relation to the existing structure, window sizes and materials for the addition and materials for altered existing windows, and roof material for both the historic structure and the addition.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to refer the project to the ARC for Certificate of Appropriateness to refine design details of the wraparound porch, placement/setback of the addition wall in relation to the existing structure, window sizes and materials for the addition and materials for altered existing windows, and roof material for both the historic structure and the addition.

Unanimously approved 6-0.

ITEM NO. 11: DR-17-00311 644 Mississippi Street; New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the Wilder Clark House (643 Indiana Street), Lawrence Register of Historic Places. Submitted by Lance Adams of Adams Architects, LLC on behalf of Gregory Rupp and Jennifer Roth, property owners of record.

STAFF PRESENTATION
Ms. Zollner presented the item.

APPLICANT PRESENTATION
Mr. Lance Adams, Adams Architects, explained the proposed project.

PUBLIC COMMENT
Mr. Dennis Brown, LPA, said the original proposal was a little big but they let it be, although they do share staff's concern about the garage passing the plane of the front of the house.

Ms. Kathy Nemeth-Tuttle, Old West Lawrence Neighborhood Association, talked about the issue of garages in this area.

COMMISSION DISCUSSION

Commissioner Evans felt there are serious issues with the project and it should be completely revised.

Commissioner Bailey mentioned the approval of the previous project for this property, as well as distance and lack of line of sight from the listed property.

Commissioner Hernly asked if it's a 90 ft wide lot.

Mr. Adams said he believed so.

Commissioner Fry said he struggles with the environs reviews particularly when there seems to be no real effect on the listed property.

Commissioner Bailey said he sees the logic in Commissioner Fry's comment. The code does review things a sliding scale for a Certificate of Appropriateness.

Commissioner Buchanan said she feels there is too much for the ARC to tackle and she's inclined to deny the project.

Commissioner Hernly said the positioning of the south end of the garage feels intrusive.

Commissioner Evans agreed.

Commissioner Bailey asked Mr. Adams if he is willing to work with the ARC.

Mr. Adams said it would be great to work with the ARC.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to refer the project to the Architectural Review Committee for design refinement to allow for the placement of the structure to be a minimum of 5' to the north of the primary/south elevation of the primary structure (approximately 43'+/-).

Unanimously approved 6-0.

ITEM NO. 12: MISCELLANEOUS MATTERS

A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since June 15, 2017.

B. No demolition permits received since June 15, 2017.

C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner suggested they set up the Architectural Review Committee.

They decided Commissioner Fry could staff a temporary ARC, and Commissioner Buchanan will join the permanent committee.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to nominate Commissioner Buchanan to the Architectural Review Committee.

Unanimously approved 6-0.

ADJOURN 9:51 PM

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-17-00298 1344 Tennessee Street; Building Expansion; Oread Design Guidelines Review

B. PROJECT DESCRIPTION

Commercial Addition, Remodel

C. STANDARDS FOR REVIEW

Oread Neighborhood Design Guidelines (Oread Neighborhood Urban Conservation Overlay District)

D. STAFF DETERMINATION

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 Oread Neighborhood Design Guidelines and determined that the project, as proposed, meets these development and design standards.

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-17-00301 816 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

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-17-00306 804 Kentucky Street; Residential Deck; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Permit for a deck.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-17-00309 1425 Tennessee Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Commercial Remodel Permit for interior rehabilitation of the kitchen.

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-17-00310 115 W. 11th Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Commercial Remodel Permit for roof repairs.

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-17-00317 835 Massachusetts Street; Sign Permit; State Law Review; Downtown Design Guidelines Review and Certificate of Appropriateness

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-17-00323 846 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical 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-17-00331 800 Ohio Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Remodel Permit for interior alterations and new window.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-17-00338 1311 Rhode Island Street; Mechanical 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-17-00339 1541 Kentucky Street; Commercial Remodel; Oread Design Guidelines Review

B. PROJECT DESCRIPTION

Commercial Remodel Permit for a bathroom remodel that will include the alteration of the existing dormer to a larger dormer.

C. STANDARDS FOR REVIEW

Oread Neighborhood Design Guidelines (Oread Neighborhood Urban Conservation Overlay District)

D. STAFF DETERMINATION

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 Oread Neighborhood Design Guidelines and determined that the project, as proposed, meets these development and design standards.

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-17-00343 900 Massachusetts Street; Communication Equipment Upgrade; Downtown Design Guidelines Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Minor Site Plan for new communications equipment.

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-17-00354 845 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness

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).

Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: August 4, 2017
RE: DR-17-00296 1218 Mississippi Street; New Multi-Family; Certificate of Appropriateness. Deferred From July 20, 2017 Agenda

Background

At their July 20, 2017 meeting, the Historic Resources Commission (HRC) referred the proposed new construction of 1218 Mississippi Street a multi dwelling structure to the Architectural Review Committee (ARC) to work on the items below associated with the new construction.

1. Height of the structure
2. Massing of the structure
3. Scale of the façade/west elevation
4. Roof type addition for stairs of the structure
5. Commercial character of the structure
6. Fenestration patterns and window types

ARC Meeting

The ARC met with the applicant on August 3, 2017 to review the above items. The applicant presented drawings that addressed the majority of the items listed above.

- The height of the structure was reduced several feet by lowering the structure into the ground and now is comparable to the height of the listed property to the north.
- The massing, scale, and commercial feel of the structure has been reduced by adding a full width front porch on the western elevation. There was general discussion about the railing and scale of the columns. They have been revised to meet the ARC concerns.
- The reduction in height and change to the roof form of the stair tower has reduced the visibility of the element and it is no longer an issue.
- The fenestration pattern and window types were altered to be more in character with the patterns in the area.

ARC and Staff Recommendation

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, the ARC and staff recommend the Commission approve the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed historic property.

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.

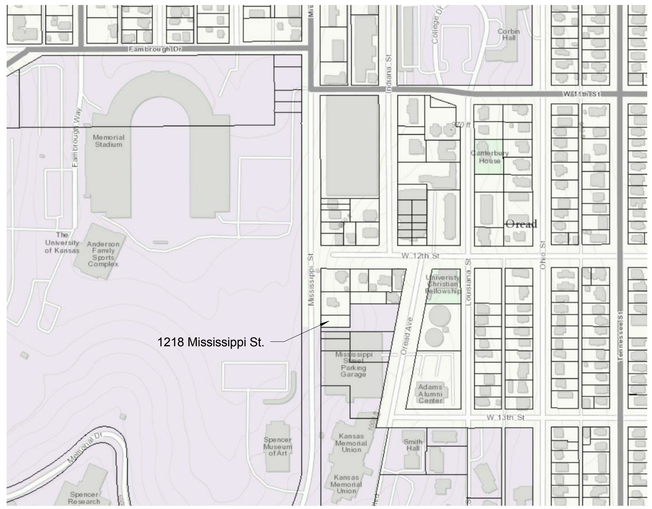
1218 Mississippi Apts

1218 Mississippi St.
Lawrence, KS 66044



Sheet Number	Sheet Name
GENERAL	
G000	COVERSHEET
ARCHITECTURAL	
AS101	ARCHITECTURAL SITE PLAN
AS102	SITE ELEVATION
A100	PLANS - PARKING GARAGE
A101	PLANS - LEVEL 1
A102	PLANS - LEVEL 2
A103	PLANS - ROOF TOP PATIO
A201	ELEVATIONS

LOCATION MAP



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HRC

DATE:

Classical Development LLC

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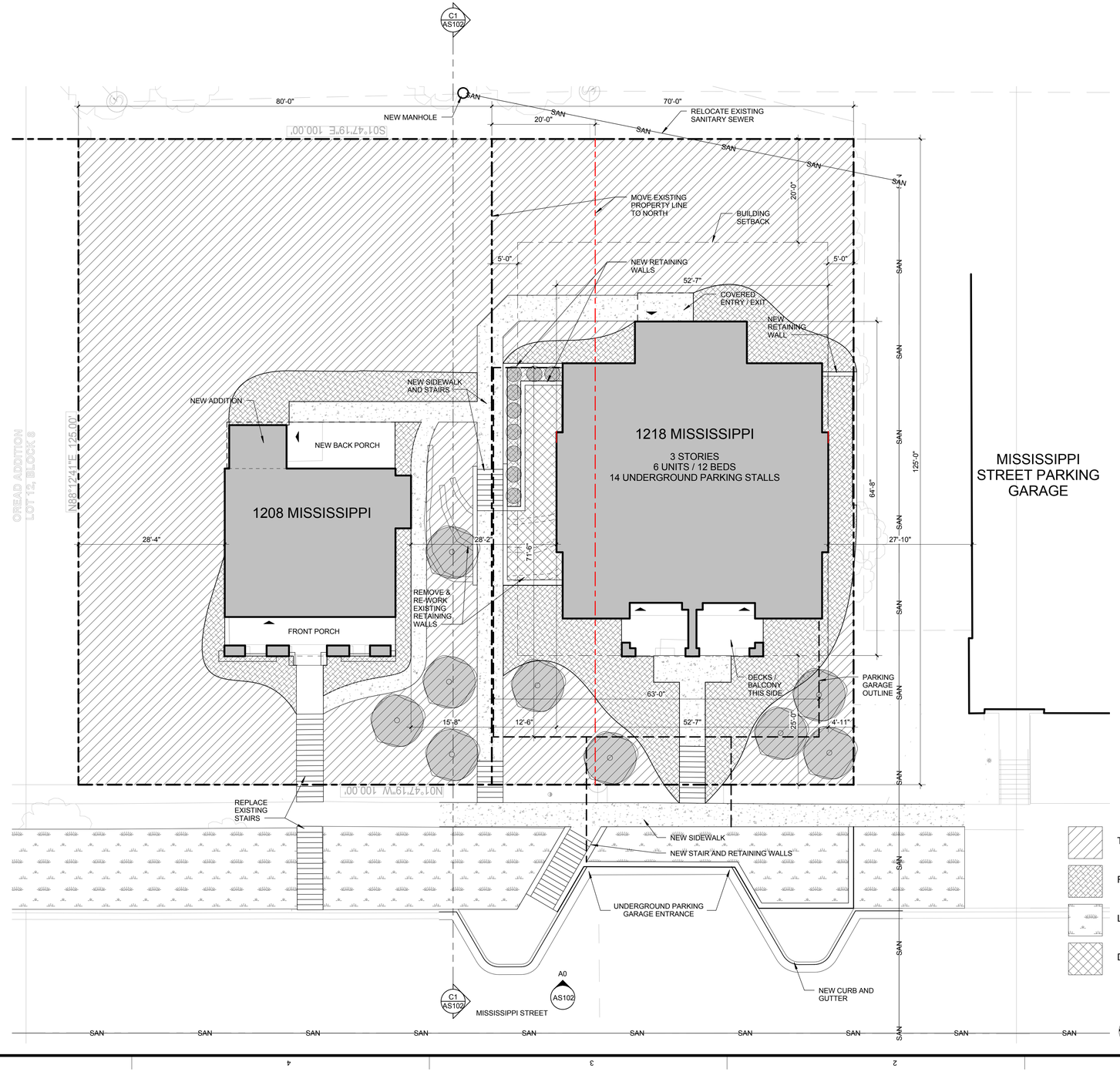
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NO.	DESCRIPTION	DATE

G000

COVERSHEET

TreanorHL NO. DV16.033.00B



SITE PLAN NOTES

LEGAL DESCRIPTION
XXX

GENERAL NOTES:

A. OWNER: CLASSICAL DEVELOPMENT LLC
MANAGER: MIKE HEITMAN
3715 SHAWNEE MISSION PKWY
FAIRWAY, KS 66205
ARCHITECT: TREANOR HL
CHRIS CUNNINGHAM

B. EXISTING ZONING: RM 32
C. EXISTING LAND USE: RESIDENTIAL
D. PROPOSED USE: RESIDENTIAL
E. SITE UTILITIES, LOCATION AND GRADES WERE TAKEN FROM SURVEY AND FROM THE LAWRENCE-DOUGLAS COUNTY PLANNING OFFICE ON-LINE INTERACTIVE MAP AND AERIAL PHOTO AND ON-SITE OBSERVATIONS ARE PRESUMED TO BE ACCURATE.
F. EXISTING UTILITIES TO BE FIELD VERIFIED FOR EXACT LOCATION.
G. PROPERTY LINES AND EASEMENTS TAKEN FROM CITY OF LAWRENCE GIS MAP.
H. BUILDING TRASH, T.B.D.
J. SCREENS WILL BE USED TO SCREEN ALL ROOF TOP MECHANICAL EQUIPMENT.
K. APPROPRIATE PREVENTION TECHNIQUES SHALL BE USED TO KEPP SILT AND SEDIMENT FROM ENTERING NATURAL CHANNEL, WATER BODIES AND THE MUNICIPAL STORM SEWER SYSTEM.

SITE SUMMARY:

GROSS SITE AREA:	8,750sf
UNGERGROUND PARKING GARAGE:	5,358sf
1st LEVEL:	2,441sf
2nd LEVEL:	2,441sf
3rd LEVEL:	2,441sf
ROOFTOP TERRACE:	744sf
TOTAL:	13,425sf
NUMBER OF STORIES:	3
TOTAL PARKING REQUIRED:	13 STALLS
TOTAL PROVIDED:	14 STALLS
ENVIRONS:	HANCOCK DIST.

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 A1
3/32" = 1'-0"

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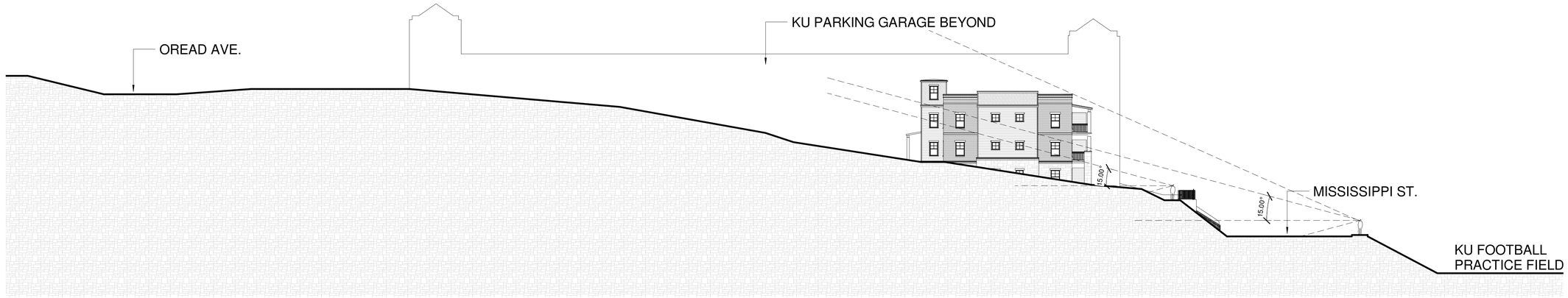
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AS101

ARCHITECTURAL SITE PLAN

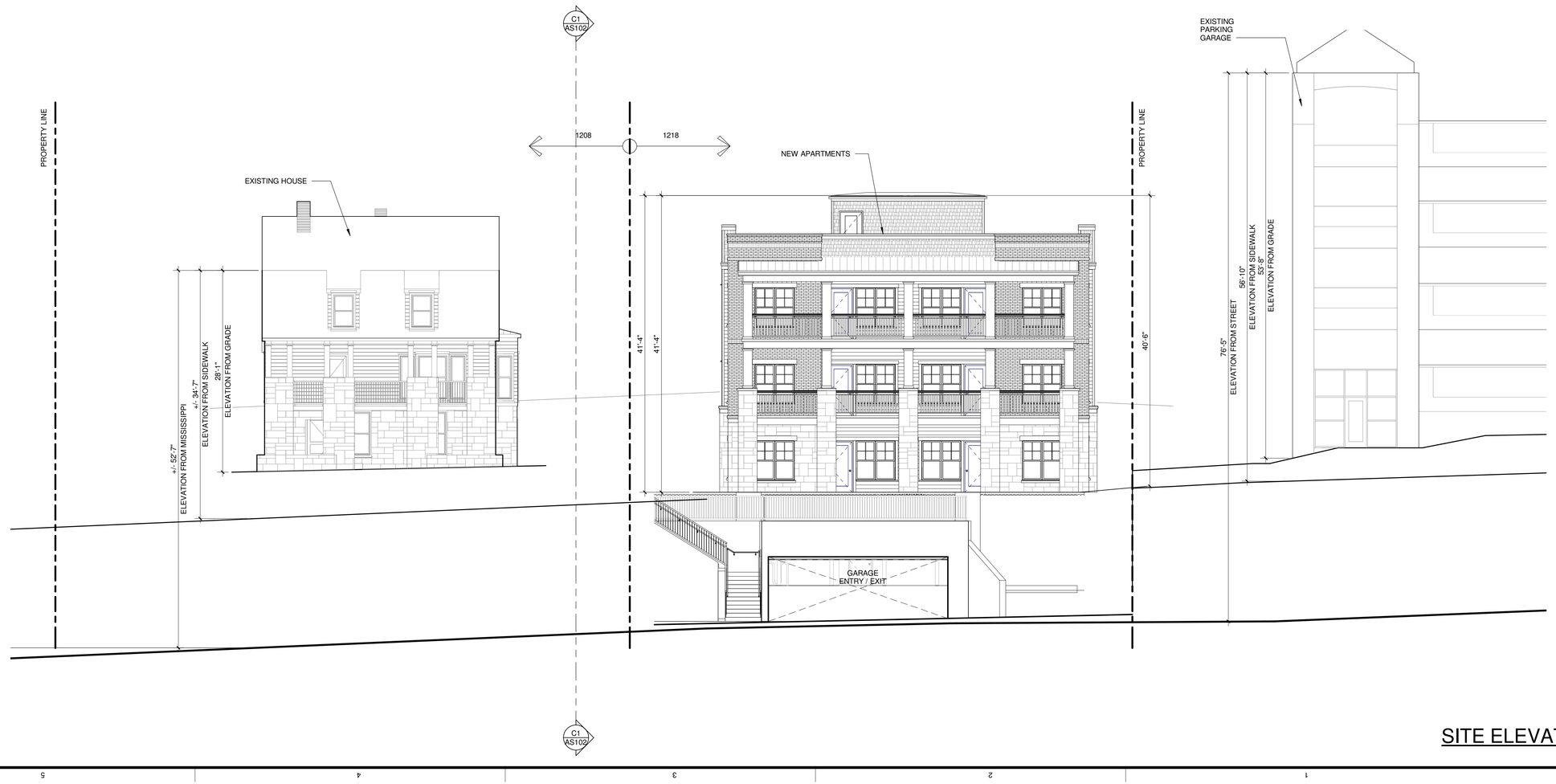
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SITE ELEVATION C1

1" = 20'-0"



SITE ELEVATION A0

1/8" = 1'-0"

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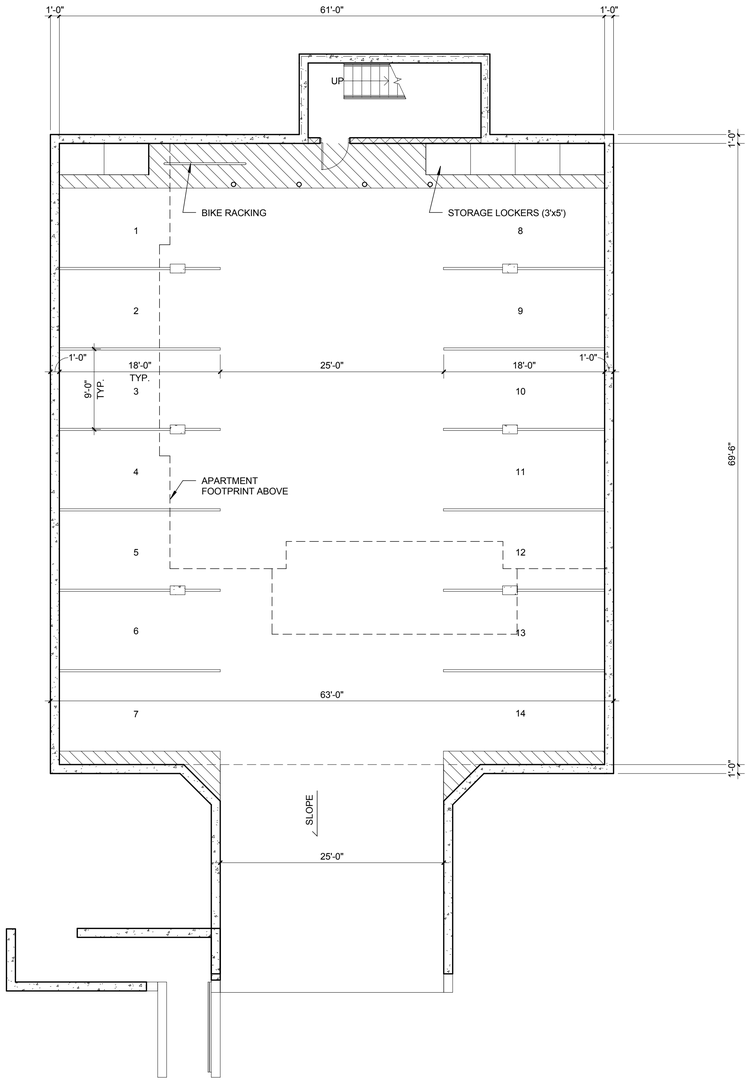
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SITE ELEVATION

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PARKING GARAGE A1

1/8" = 1'-0"

0 2' 4' 8"

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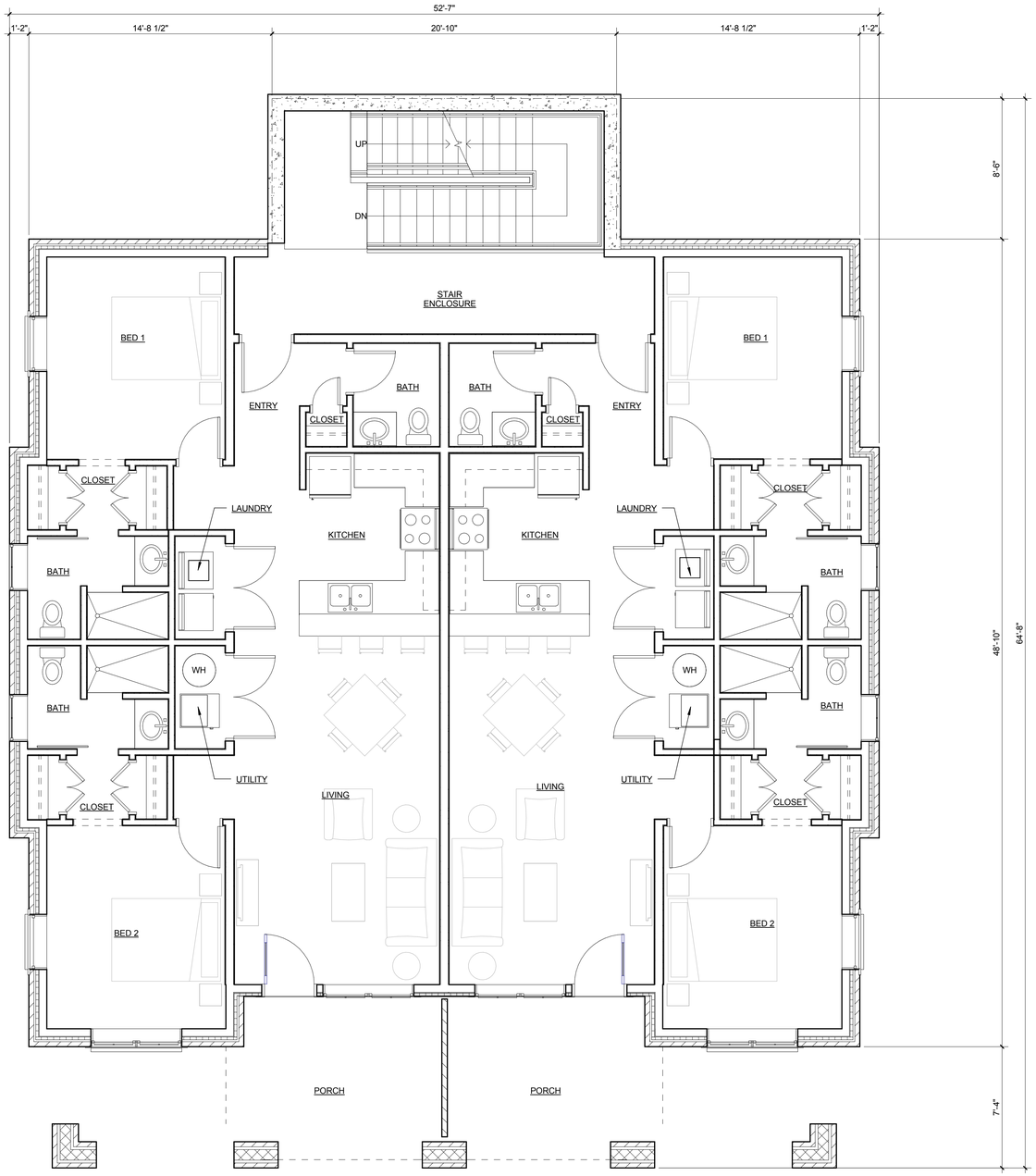
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A100

PLANS - PARKING GARAGE

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LEVEL 1 A1
1/4" = 1'-0"
0 2' 4' 8'

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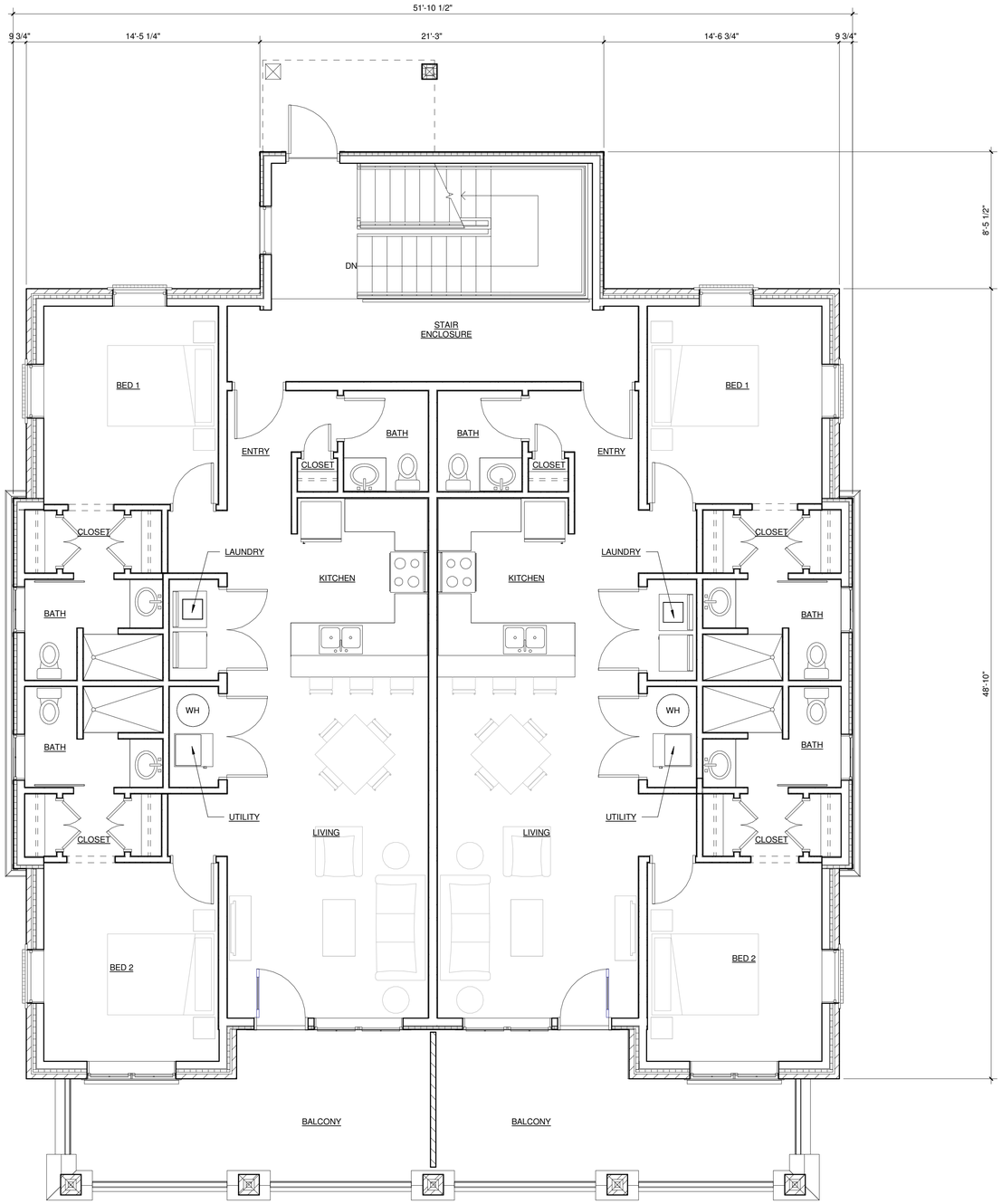
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A101

PLANS - LEVEL 1

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LEVEL 2 & 3 A1

1/4" = 1'-0"

0 2' 4' 8'

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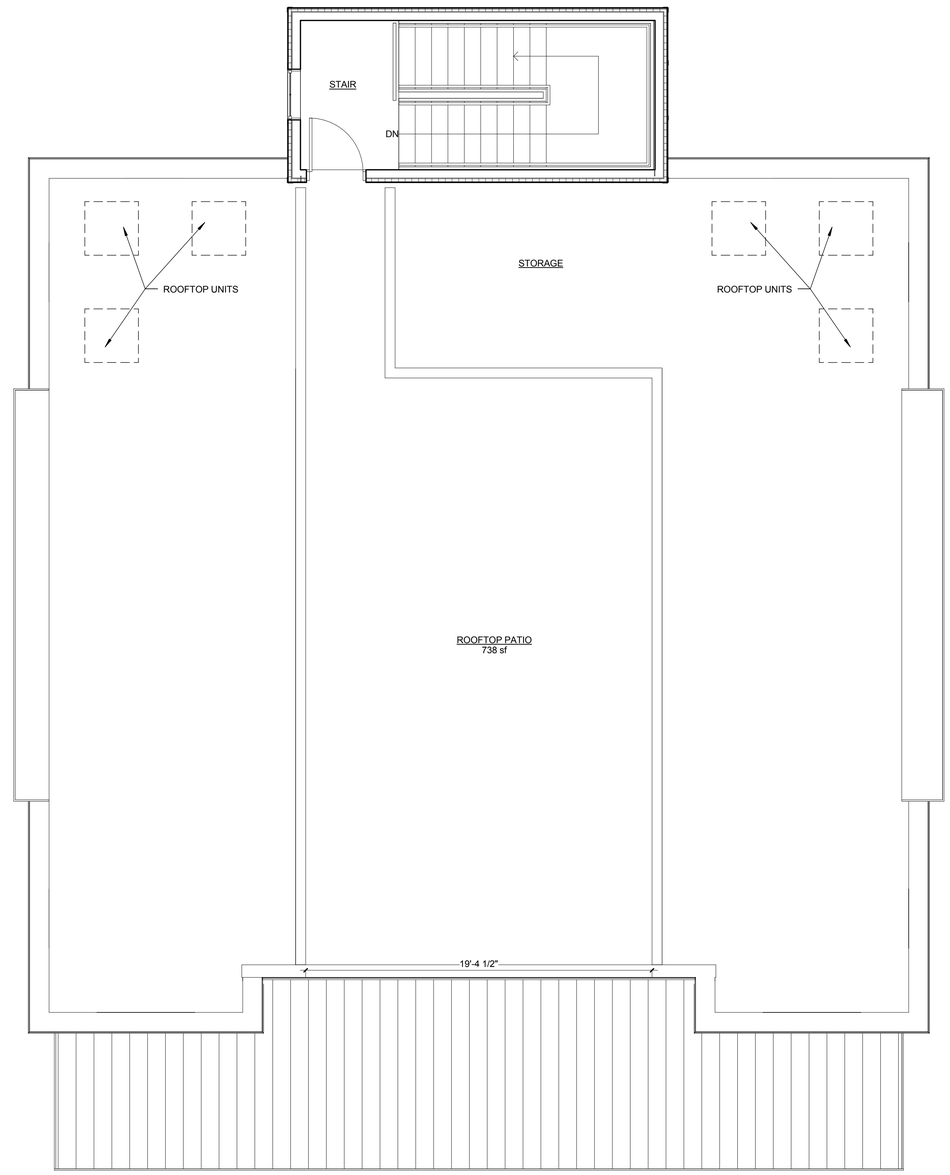
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A102

PLANS - LEVEL 2

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ROOF TOP PATIO A1

1/4" = 1'-0"

0 2' 4' 8'

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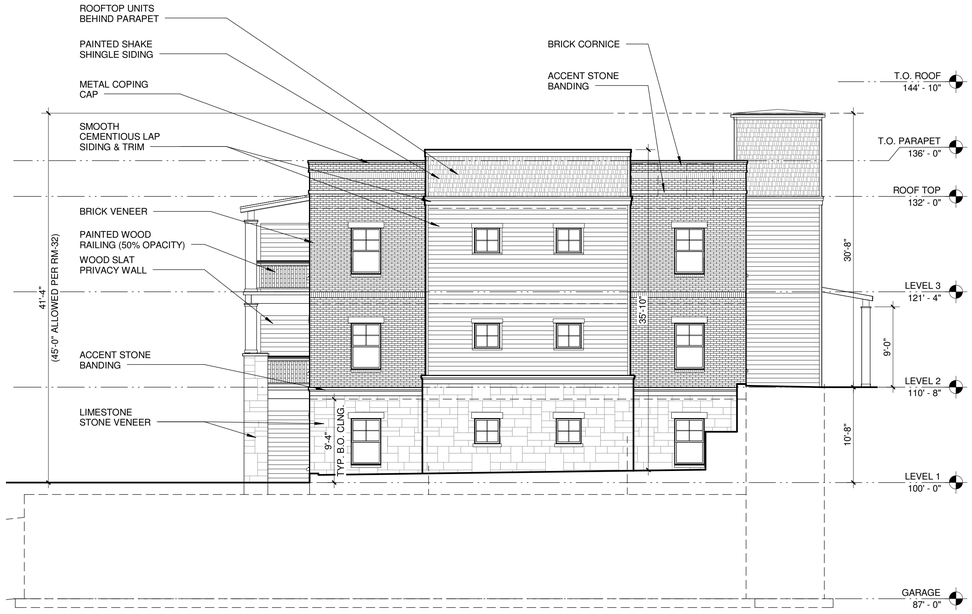
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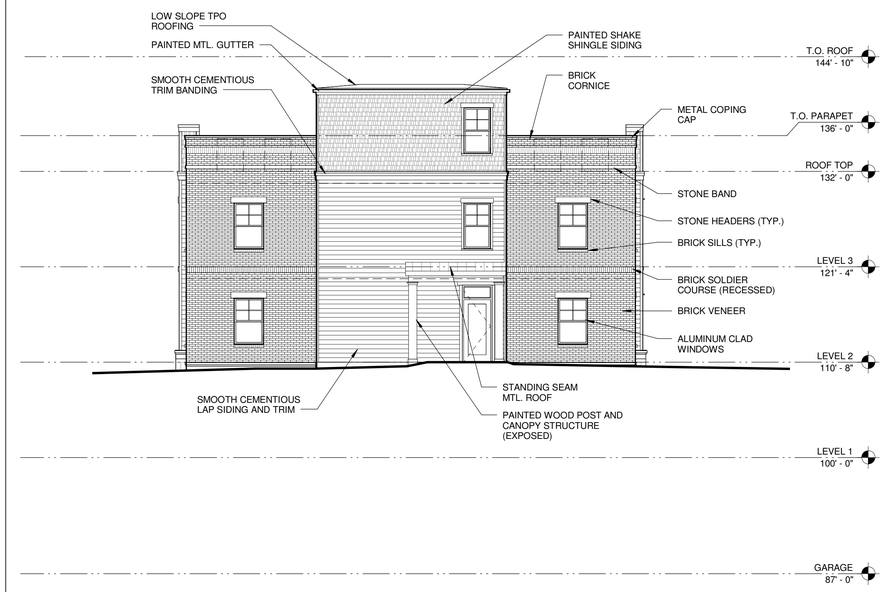
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PLANS - ROOF TOP PATIO

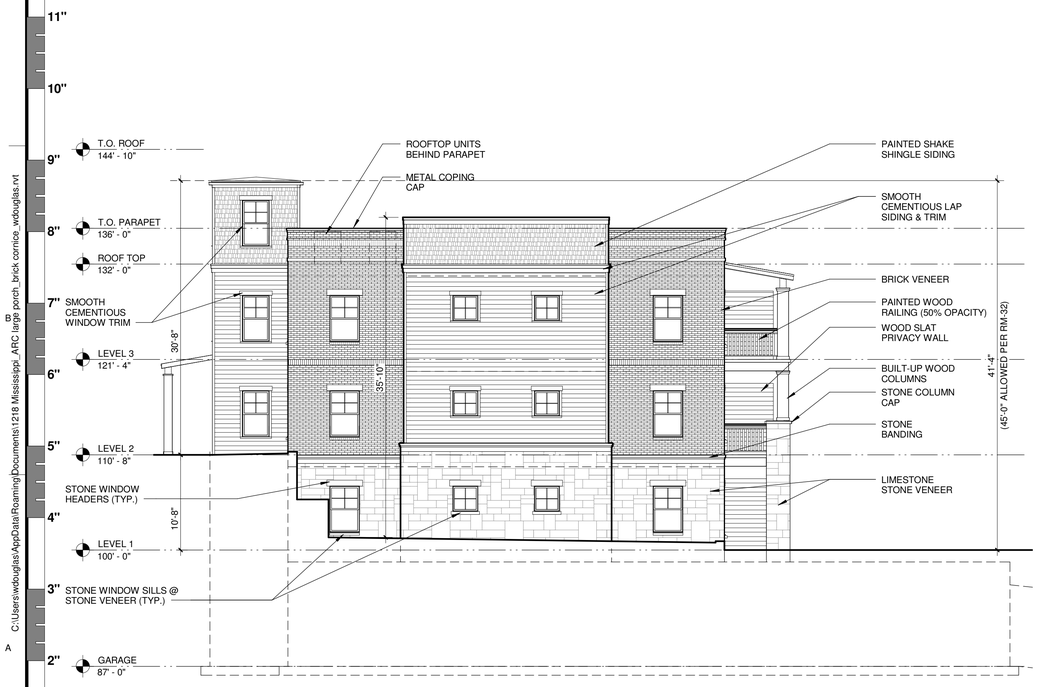
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SOUTH C3
1/8" = 1'-0"



EAST C1
1/8" = 1'-0"



NORTH A3
1/8" = 1'-0"



WEST A1
1/8" = 1'-0"

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NO	DESCRIPTION	DATE

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ELEVATIONS

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Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: August 4, 2017
RE: DR-17-00300 524 Ohio Street; Residential Remodel and Variance; State Law Review and Certificate of Appropriateness. Deferred From July 20, 2017 Agenda

Background

At their July 20, 2017 meeting, the Historic Resources Commission (HRC) referred the proposed rehabilitation and associated variance to the Architectural Review Committee (ARC) to work on the items below associated with the rehabilitation and new addition.

1. Design details of the wraparound porch.
2. Placement/setback of the addition wall in relation to the existing structure.
3. Window sizes and materials for the addition and materials for altered existing windows.
4. Roof material for both the historic structure and the addition
5. Compatibility of the addition

ARC Meeting

The ARC met with the applicant on August 3, 2017 to review the above items. After consideration, discussion, and the knowledge of the application of the state tax credits by the applicant, staff suggested that ARC recommend to the HRC that the review required by the State Historic Preservation Law be forwarded to the State Historic Preservation Officer (SHPO) to be reviewed concurrently with the State Tax Credit Program review. The vote for this request to the SHPO will allow the applicant to move forward with the project based on the tax credit schedule. If the owner decides not to seek the tax credits and applies for a building permit, they will have to return to the HRC not the ARC for review of the project as a vote to send the project to the SHPO will close this project review.

ARC and Staff Recommendation

The ARC and staff recommend that the Historic Resources Commission make a request to the State Historic Preservation Officer to do the required State Preservation Law review for this project.

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Ohio St

Tennessee St

OS

Constant Park 230

Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: August 4, 2017
RE: DR-17-00311 644 Mississippi Street; New Accessory Structure; Certificate of Appropriateness. Deferred From July 20, 2017 Agenda.

Background

At their July 20, 2017 meeting, the Historic Resources Commission (HRC) referred the proposed new construction of an accessory structure to be located at 644 Mississippi Street to the Architectural Review Committee (ARC) to work on the items below:

1. Setbacks
2. Roof shape for primary and accessory structures
3. Fenestration for the northwest area of the north elevation
4. Window sizes for the west elevation
5. Final siding form/type

ARC Meeting

The ARC met with the applicant on August 3, 2017 to review the above items. The applicant attended the meeting with revised drawings that met all of the concerns of the HRC by reducing the project to a one car garage. This allowed for the appropriate setback from the primary structure. The stairs were moved to exterior stairs at the north end of the structure thereby allowing access to the deck only through the common area.

ARC and Staff Recommendation

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, the ARC and staff recommend the Commission approve the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed historic property.

Additional Recommendation

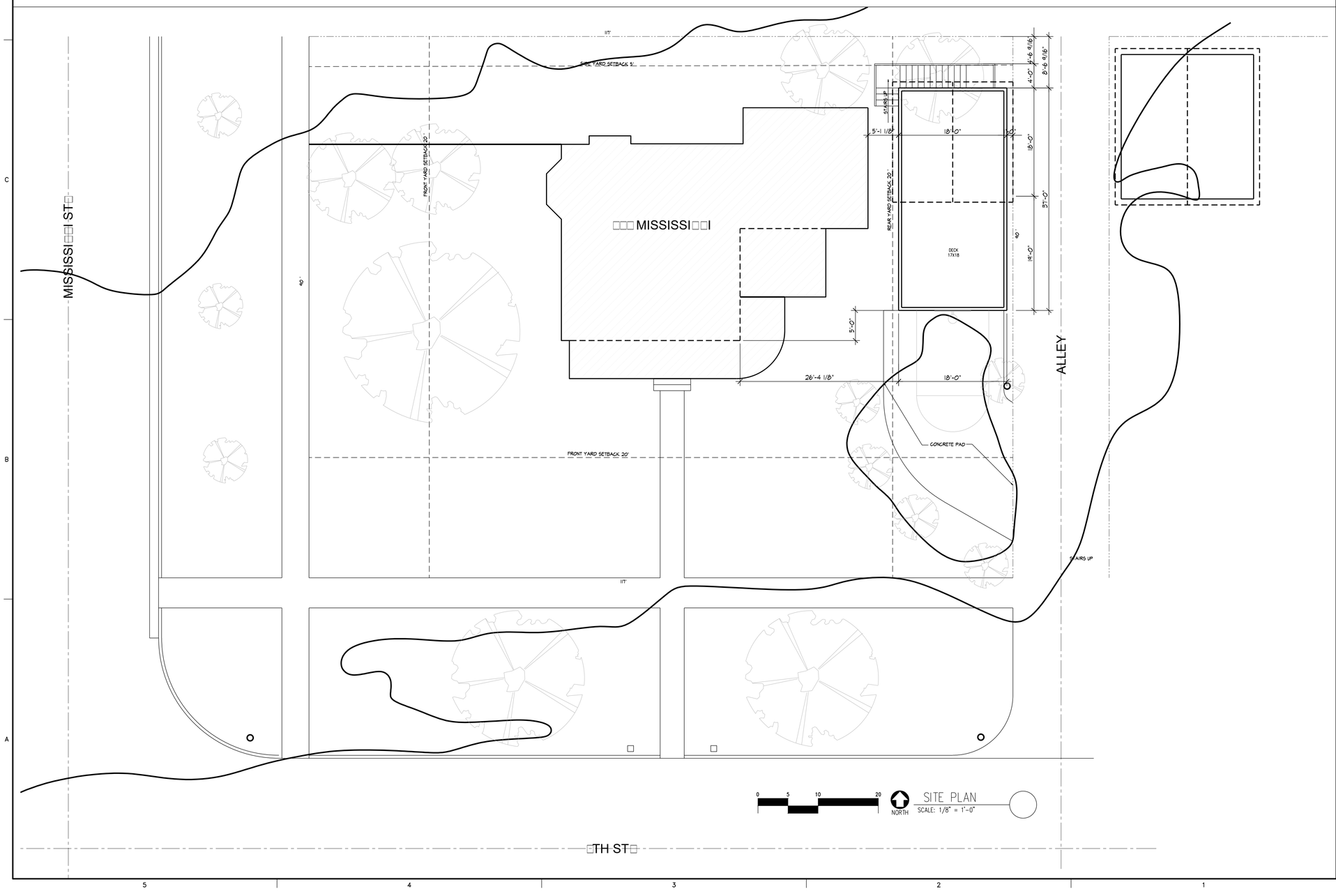
Staff recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

Roth - Rupp Garage

644 MISSISSIPPI
Lawrence KS, 66044

SHEET INDEX

C104	SITE PLAN
A104	FLOOR PLANS
A204	ELEVATIONS



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R17.023.01

HRC SUBMITTAL

ROTH - RUPP GARAGE
644 MISSISSIPPI
Lawrence KS,
66044

ADAMS
ARCHITECTS
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REVISIONS

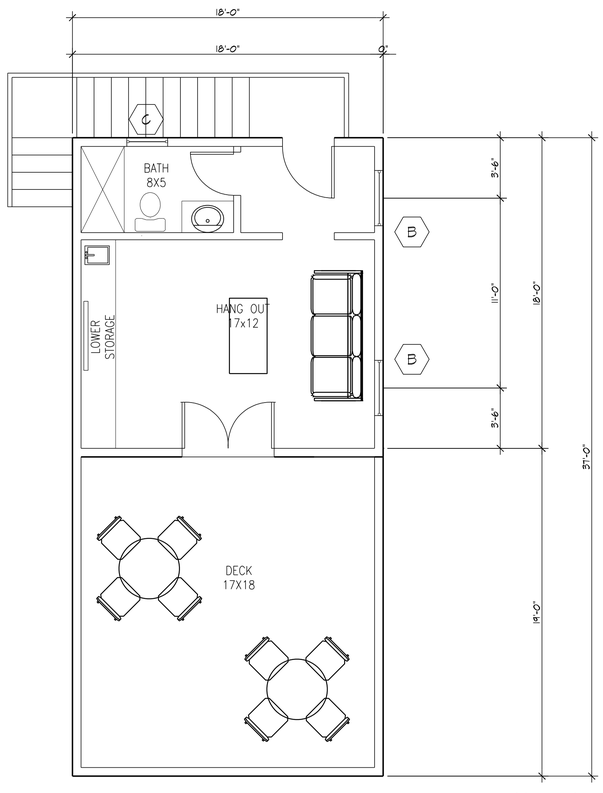
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Rel. Date: 08.03.17

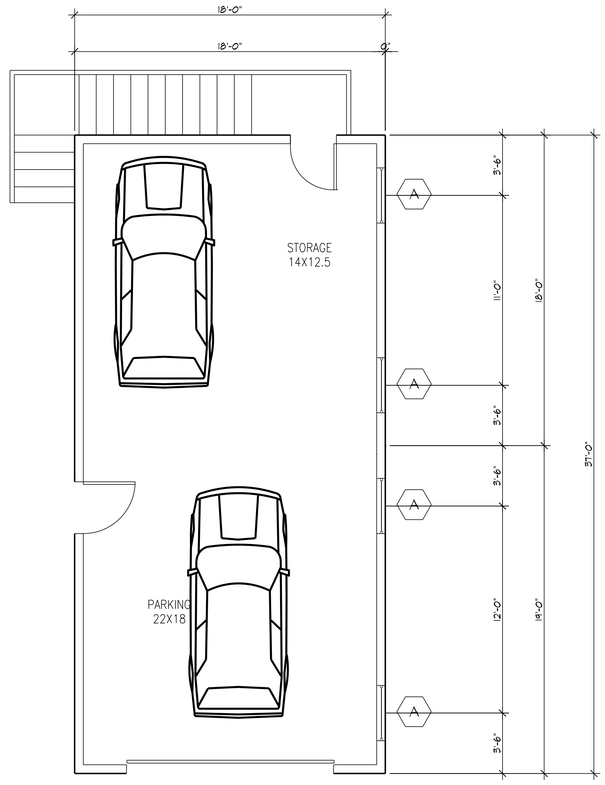
ARCHITECTURAL SITE PLAN

C104

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Upper Level-Plan **A2**
1/4" = 1'-0"



Main Level-Plan **A1**
1/4" = 1'-0"

NORTH

NORTH

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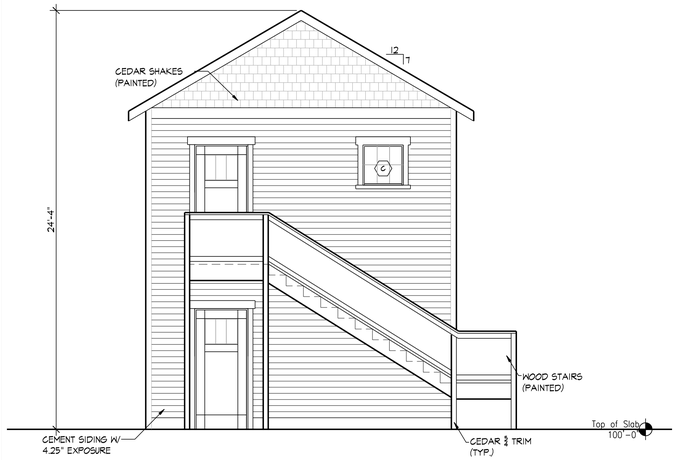
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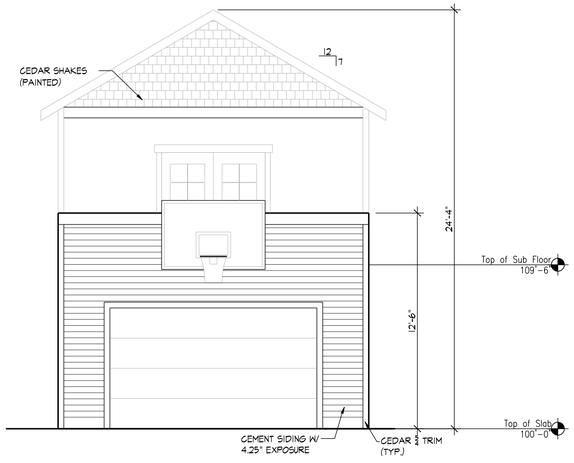
Floor plans

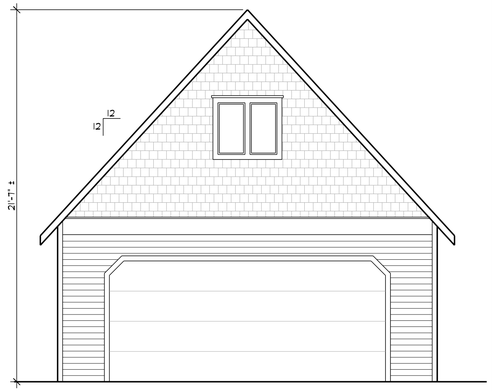
A104

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North Elevation **C4**
1/4" = 1'-0"

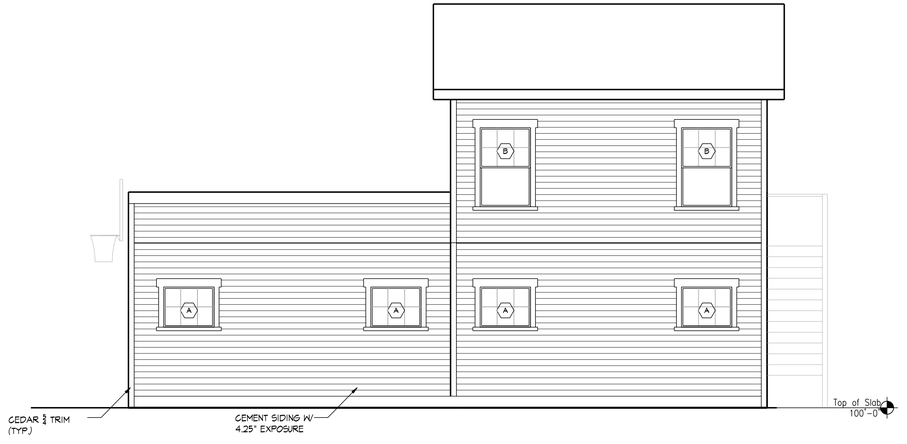




South Elevation **C1**
1/4" = 1'-0"



West Elevation **A3**
1/4" = 1'-0"



East Elevation **A1**
1/4" = 1'-0"

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HRC SUBMITTAL

ROTH - RUPP GARAGE

644 MISSISSIPPI
Lawrence KS,
66044

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ARCHITECTS
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	Date:	

Rel. Date: 08.03.17

Elevations

A204

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LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 7: DR-17-00198
STAFF REPORT

A. SUMMARY

DR-17-00198 820 New Jersey Street; New Construction of Accessory Structure; Certificate of Appropriateness. The property is listed in the Lawrence Register of Historic Places as the Green and Sidney Lewis House. Submitted by Dan Hermreck on behalf of Maxwell E. & Sierra Y. Kautsch, property owners of record.

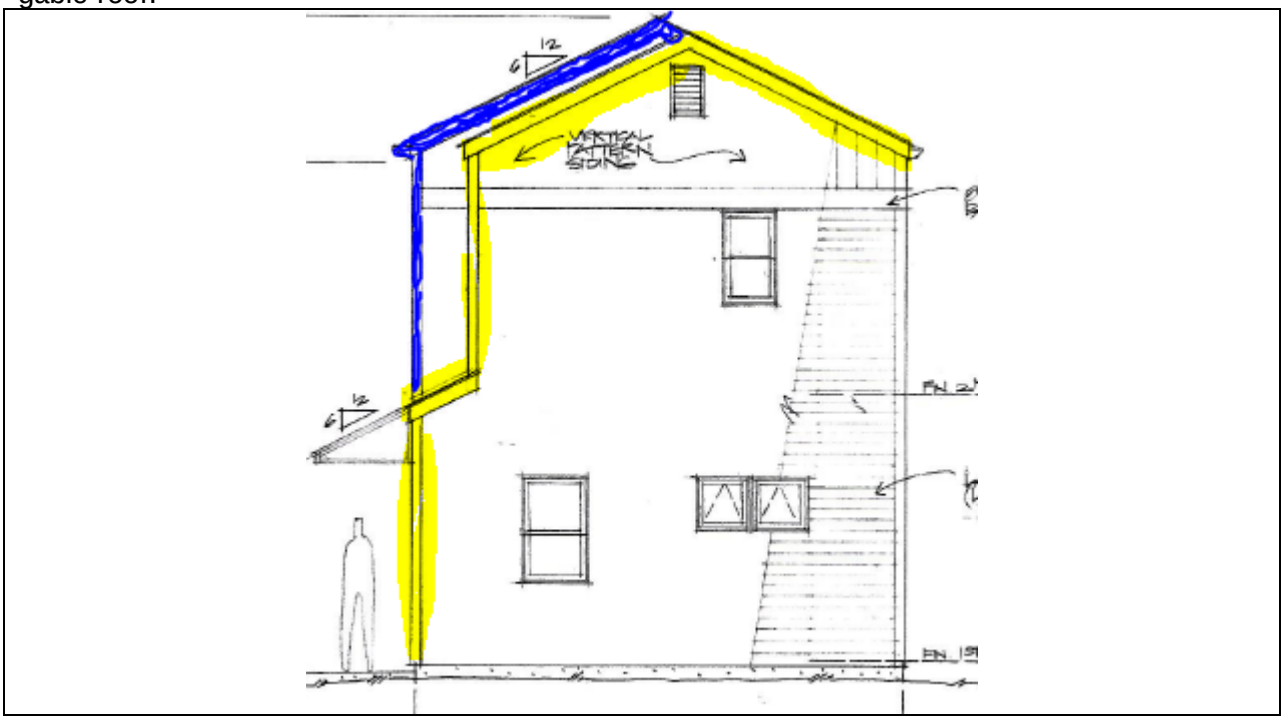
B. PROJECT DESCRIPTION

The applicant is proposing to construct a new accessory structure on the southeast corner of 820 New Jersey Street legally described as New Jersey Street Lot 36 in the Original Townsite. The accessory structure will be used as studio space.



The proposed new two story accessory structure will have a footprint of 540 sf and will be 30' from east to west and 18' from north to south. A 4' X 8' metal shed roof entry cover is centered on the north elevation. The wood frame structure will be set back 5' from the alley/east property line and the south property line. The structure will be clad with fiber cement lap siding and will have vertical pattern siding in the gable ends. A detail on the drawing shows an 8" horizontal trim board that separates the lap siding on the body of the structure from the gabled end vertical patterned siding. All four elevations have different fenestration patterns utilizing 1/1, casement, and awning style operable windows. The only door is located on the north elevation. The gabled roof runs east to west and is clad with asphalt shingles. The second level of the west elevation of the structure will be setback from the northern wall plane 2' to give the primary/western elevation of the structure

the appearance of a 16' wide structure. The roof line will match this 16' wide section with 6:12 gable roof.



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 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.

Design Criteria 22-506

(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

(a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial
separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

(b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

(c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

(5) Accessory Structures and Landscaping.

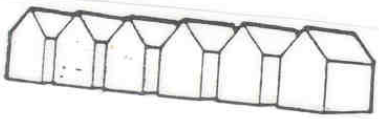
(a) Existing characteristic features such as trees, walls, stairs, paving materials, fencing, walkways and other similar structures or site features that reflect the landmark or historic district's history and development shall be retained.

(b) Landscaping should be appropriate to the scale and the unique features of the landmark or historic district.

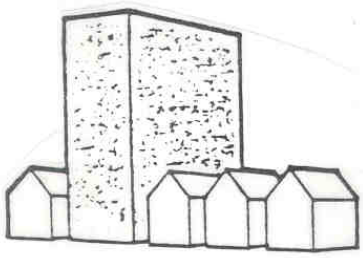
(c) Accessory structures within the boundaries of a designated landmark site shall be appropriate to and compatible with the architectural features of the primary landmark structure. Structures accessory to noncontributory buildings within a designated historic district shall be so designated as to not detract from the historical or architectural character of the district. (Ord. 5950, Sec. 1)

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

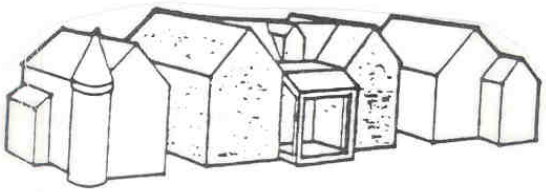


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

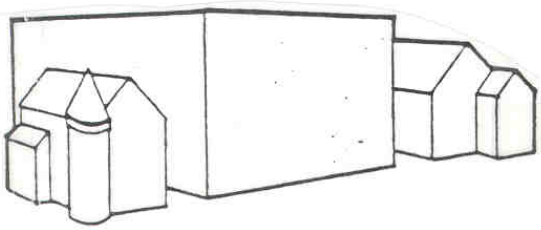


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

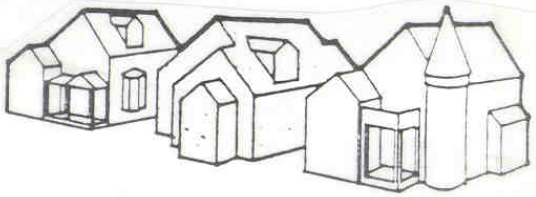


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

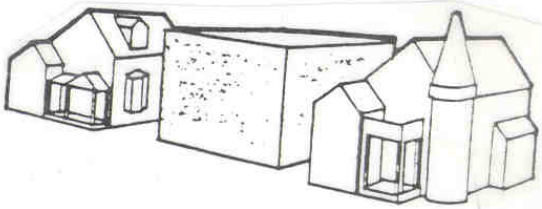


MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.

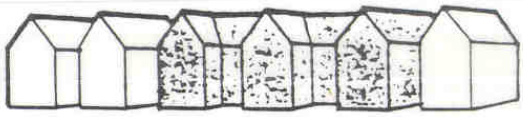


Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

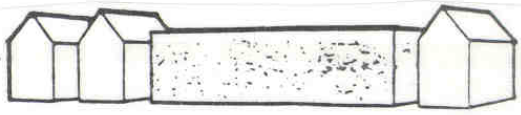


DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.

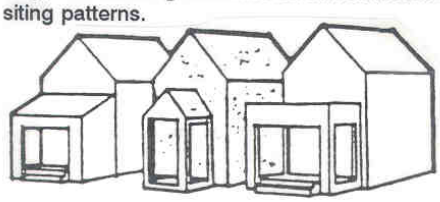


Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.

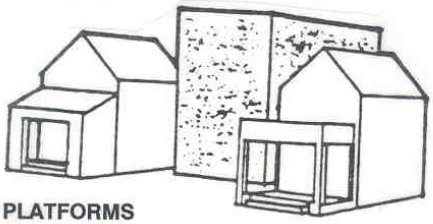


SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

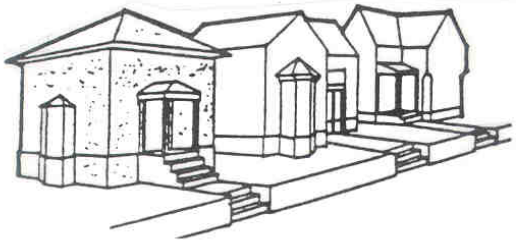


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse sitting already exists, even if proper setback is maintained.

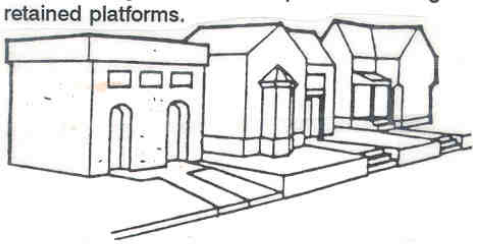


PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

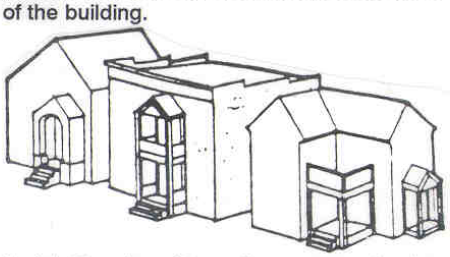


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

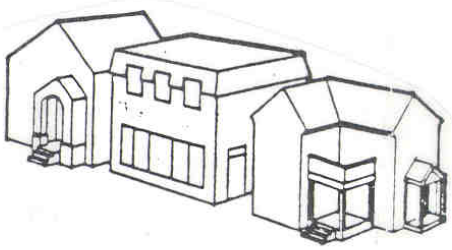


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few stops above the grade of the property and were a prominent visual feature of the street elevation of the building.

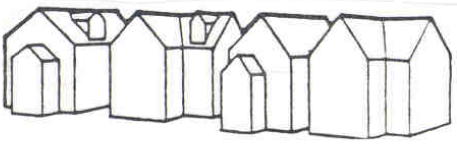


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

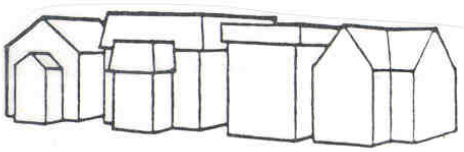


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

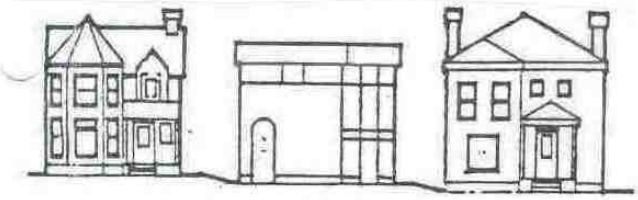


RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

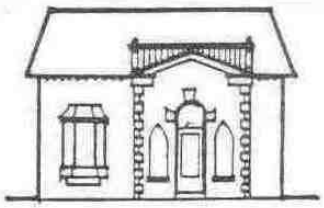


IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.



D. LANDMARK HISTORY

The primary structure located at 820 New Jersey Street was constructed c. 1870 and was listed in the Lawrence Register of Historic Places in August of 2006. The nomination and nomination staff report are attached to this project report.

E. STAFF ANALYSIS

The proposed project is for the construction of a new accessory structure on the lot of a property listed on the Lawrence Register of Historic Places. This is not an environs review. The proposed structure is not a garage structure with accessory space, but an accessory structure to provide three studio spaces and one ½ bathroom and one ¾ bath.

The standards in Chapter 22 identify that new construction should be *compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.* Chapter 22 also states that *accessory structures within the boundaries of a designated landmark site shall be appropriate to and compatible with the architectural features of the primary landmark structure.*

It is possible to add new construction within the boundaries of historic properties if the design, density, and placement of the new construction respect the overall character of the site. New construction should be built in a way that protects the integrity of the historic building and the setting.

The first step to determining the compatibility of new construction on the same site as a listed property is to identify the forms and detailing of those architectural materials and features that are important in defining the building's and property's historic character and which must be retained in order to preserve that character. Identifying, retaining, and preserving character-defining features are the primary concerns when reviewing new construction on a historic site. New construction should always be subordinate to the historic structure.

New construction on a listed property should not alter the historic character of a property. The location of new construction should follow the setbacks of historic buildings. It is also very important to protect the historic setting and context of a property, including the degree of open space and building density, when reviewing new construction on an historic site. Spacial relationships are a key element for the compatibility of a new structure. Also key for compatibility are the massing, size, scale, and architectural features of new construction. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

The proposed new accessory structure achieves these goals. The placement of the structure is compatible with the historic structure and the historic property. It is placed to the rear of the primary structure adjacent to the alley. The setbacks for the proposed accessory structure are also appropriate for the landmark property. Because the setbacks and the placement of the structure are appropriate, the new accessory structure will allow for the continuation of an open space to the south of the existing historic structure. This 34' wide open space (not including the existing deck) is the primary character defining open space associated with the property due to the topography of the property. The spacial relationships created by the placement of the structure and the setbacks are appropriate for the landmark and its environment. The new materials are compatible yet help to differentiate the new structure from the historic architecture in the area. The color of the structure has not been identified.

The concern for staff and the discussions with the applicant have been the massing and size, of the proposed structure. The scale of the structure is appropriate for the proposed structure size and massing. This difficulty for both the applicant and staff is primarily due to the requirement of an accessory structure to be subordinate to the primary structure in both size and massing. The proposed structure does not appear to meet this standard. Close evaluation, however, will show that the issue is not only the size of the accessory structure, but also the size of the primary structure and its placement on the lot.

The existing structure is only 16' 1 ½" wide north to south and 50' 6' at the longest point from east to west with a total square footage of 734. It is actually a two story structure but is so narrow that it has only one centered window on the upper story reducing the impact of the second story. The structure is placed almost exactly on the northern platted lot line. While this leaves the large side

yard, it also accentuates the small narrow structure. There is only approximately 12' between the subject structure and the structure to the north.

The new structure to the south was approved by the HRC in 2012. This structure is setback 15' from New Jersey Street and runs 80' toward the east. The complex roof form includes two east-west gable forms. The second east-west gable form starts approximately 50' from the alley (east) property line. In comparison, the proposed new structure gable on the listed property will start 35' from the alley (east) property line. The height of the structure to the south is, however, slightly shorter than the proposed structure.

The applicant has worked with staff to try to mitigate the overall size of the proposed structure. The front/west elevation of the structure has been broken to make the new structure appear to be 16' wide like the house. The upper level fenestration pattern on the west elevation has also been altered to remove non-typical accessory structure windows.

As originally planned, the applicant has placed the structure as far to the east as possible to take advantage of the slope of the property to mitigate the height of the structure.

Due to the unique circumstances of topography and lot, staff is of the opinion that the proposed project meets the intent of the applicable standards and guidelines. While the unique circumstances of this project may warrant approval, other accessory structures of this size and relationship to listed properties will likely not meet the test of compatibility.

F. STAFF RECOMMENDATION

Certificate of Appropriateness

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends that due to the unique circumstances of this project the Commission approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

RECEIVED
APR 10 2017
City County Planning Office
Lawrence, Kansas

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 820 NEW JERSEY ST.

Legal Description (*may be attached*) NEW JERSEY STREET LT 36

OWNER INFORMATION

Name(s) MAX & SIERRA KAUTSCH

Contact SAME

Address 820 NEW JERSEY ST.

City LAWRENCE State KS ZIP 66044

Phone (785) 840-0077 Fax (___) _____

E-mail maxk@kautschlaw.com Cell Phone (___) _____

APPLICANT/AGENT INFORMATION

Contact DAN HERMRECK

Company _____

Address 1025 ROGERS PL.

City LAWRENCE State KS ZIP 66049

Phone (785) 856-9992 Fax (___) _____

E-mail danarch73@hotmail.com Cell Phone (785) 979-2309

Existing Zoning RM 24	Existing Land Use RESIDENTIAL	Proposed Land Use RESIDENTIAL	# of Buildings 1
Total site area 5850 SF	Existing Building Footprint 734 SF	Proposed Building Footprint 572 SF	Open Space Area 5278
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)	

DR-17-00198

Property Address:_____

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

This project entails building a new 18' x 30' (footprint) 2 story gable roofed structure with a 4' x 8' shed roof entry cover.

Materials:

Wood frame structure
Composition roofing
Horizontal wood or hardi panel lap siding to match existing lap at house
Vertical wood or metal siding
Aluminum clad door unit and windows (casement and awning)

Reason for Request:
(Attach additional sheets if necessary)

The owners of this property need studio space to accommodate personal music and fiber arts endeavors.

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

Contact DAN HERMRECK

Company

Address 1025 ROGERS PL.

City LAWRENCE State KS ZIP 66049

Phone (785) 856-9992 Fax (___) ___

E-mail danarch73@hotmail.com Cell (785) 979-2309

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 4-3-17

_____ Date 4-3-17

_____ Date 4-3-17

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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

OWNER AUTHORIZATION

I/WE Max + Sierra Kautsch, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 4th day of April, 20 17, 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 DAN HERMRECK (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 820 NEW JERSEY 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 4th day of April, 20 17,
by Maxwell Elliott Kautsch.

My Commission Expires:

MAXWELL ELLIOTT KAUTSCH
Notary Public, State of Kansas
My Appointment Expires 10-14-20

Notary Public

820 New Jersey Street



Date Received: _____
File No: _____
Fee Paid: _____
Adjacent property owner list: _____

L-02-01-06

APPLICATION FOR LANDMARK DESIGNATION ON THE LAWRENCE REGISTER OF HISTORIC PLACES

1. APPLICANT/OWNER INFORMATION:

NAME & ADDRESS OF APPLICANT:	NAME AND ADDRESS OF OWNER [If different]:
Name: Nicolette Proudfoot	Name:
Street: 816 New Jersey	Street:
City: Lawrence State: Ks Zip Code: 66044	City: State: Zip Code:
Phone No: home: 785-832-1459 work:	Phone No: home: work:

2. PROPERTY NOMINATION INFORMATION:

HISTORIC NAME OF PROPERTY: KSHS Survey Number: _____

Street: 820 New Jersey Street

City: Lawrence State: Ks Zip Code: 66044

Is this an owner initiated nomination: yes X no ___
If not, has the owner been notified by the applicant of this nomination? yes ___ no ___

If sponsored by an organization:
Organization's name & address are:

Legal Description:

820 New Jersey Street
Lot 36

3. HISTORIC BACKGROUND INFORMATION:

Date built: 1868 - 1870	**Estimated:** **Documented:**	**Source:** Abstract of Title anec dotal evidence	**Additional Comments:**
Date(s) of building addition(s) or alteration(s): 1868 1871 1993	**Estimated:** some estimated **Documented:** most documented	**Source:**	**Additional Comments:**

Description of building addition(s) or alteration(s): a back room was added shortly after house was built in 1993 I renovated it and added an upstairs Bathroom and side deck

Original Owner: Green Lewis	**Source:** Dg Co Tax Roll
Original Builder or Architect: Green Lewis James Joseph Pullen everton	**Source:** city records Dg Co Tax Roll
Original use if not residential:	**Source:**

4. **OUTSTANDING ARCHITECTURAL FEATURES/ ARCHITECTURAL SIGNIFICANCE:**

See Attachment

See Attachment

5. **HISTORIC [SOCIAL] SIGNIFICANCE:**

See Attachment

6. **THIS PROPERTY IS BEING NOMINATED FOR ITS:** [Please mark as many as apply.]

Historic Significance: X

Architectural Significance: X

Association with an Important Local, State of National individual or event: _____

7. **AUTHORIZATION AND CERTIFICATION:** I, the undersigned do hereby have the legal authority to submit this nomination and I certify that the information provided on this application is true & correct to the best of my knowledge. *[* If all information sources were not disclosed in the above information please attach a list of sources and where they can be located.]*

Signature: Nicolette Broadfoot **Date:** Feb 20, 2006

Signature: _____ **Date:** _____



* *Additional information may be* *tion.*

Historic Preservation Department
Kansas State Historical Society
120 West 10th Street
Topeka, KS 66612-1291

KANSAS HISTORIC RESOURCES INVENTORY RECONNAISSANCE FORM

1a. Property name, historic use, (050)
Residential

b. Property name, present use
Residential

8. KSHS Inventory Code (054)

9. County (064)
Douglas

10. Survey sequence no.
544

2. Property address/descriptive location (062)
820 New Jersey

11. USGS quandrangle map if required (see instructions)
N/A

12. UTM reference if required (see instructions)
N/A

3. Legal description (070)
New Jersey Street lot 36

Lawrence, Douglas County

13. Condition (084)
- [ ] excellent
- [X] good
- [ ] fair
- [ ] deteriorated
- [ ] ruins
- [ ] no visible remains
- [ ] incorporated into later structure

3. Principal material(s) (216)
Brick

14. Additional remarks
The 1873 Atlas showed no name. The 1886 city directory listed George W. Foreman, Jr., carpenter. Wide cornice board; deeply recessed entries.

Sources: 1873 Douglas County Atlas; Sanborn Maps; City Directories;

5. Style and/or form type (210)
National folk (gable-front)

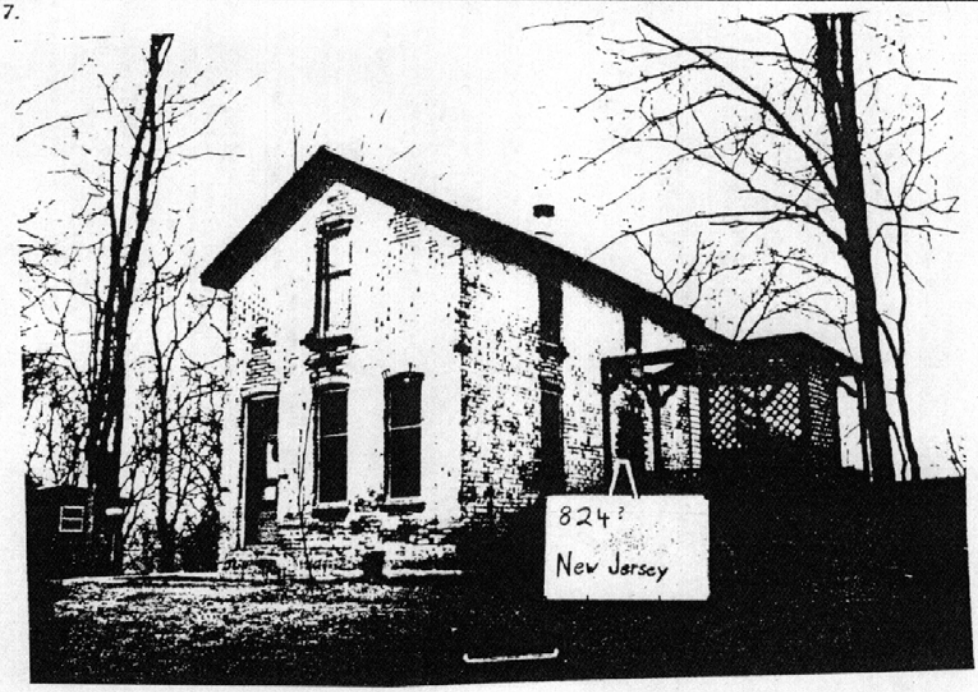
Rectangular
Gable

6. Identify any outbuildings and/or other structures associated with this building or structure. (Attach an additional inventory form for each one that has particular architectural or historic interest.)
none

a. Estimated date of construction (301)
pre-1873

b. Builder/Architect (300)

7.



15. Photographer or photo source
Bradley C. Finch

16. Photo roll and frame number(s)
R-18, F-9A

17. Photo date
01/26/95

18. Inventory form completed by (name and organization)
Three Gables Preservation: Wolfenbarger, Lee, Finch

19. Survey project name
East Lawrence Survey

20. Date form compiled
01/30/95

THIS SECTION FOR KSHS USE ON

21. Is this property potentially eligible for listing in the NR?
- [ ] yes
- [ ] no

KANSAS

Kansas State Historical Society
Cultural Resources Division

KATHLEEN SEBELIUS, GOVERNOR

March 7, 2006

NICOLETTE PROUDFOOT
816 NEW JERSEY
LAWRENCE KS 66044

RE: Overton House

Dear Ms. Proudfoot:

Our staff has reviewed the Preliminary Site Information Questionnaire submitted for the Overton Residence in Lawrence, KS and has determined that the property is potentially eligible for inclusion in the Kansas Register of Historic Places. The home qualifies under Criterion A in that it "is associated with events that have made a significant contribution to broad patterns of our history." The next step in the process is to prepare the actual Kansas Register nomination. Our staff did have some questions as to the extent of the renovations and the windows in the building. Are those the original windows or have they been replaced at some time? And how much work did you do to the interior? These questions should not affect the nomination of your building because it is being nominated for its association to "broad patterns of our history" (i.e. the neighborhood and the builders). But the questions will be issues that come up during the process so we want you to be prepared.

I have enclosed the following materials to assist you with the development of a nomination for your property: *National Register Bulletin 16A: How to Complete the National Register Registration Form*, *National Register Bulletin 39: Researching a Historic Property*, and a nomination form (The nomination forms are also available in a Microsoft Word format via e-mail). An example nomination of a previously nominated property is available upon request. Information on researching historic properties can also be found on our website at http://www.kshs.org/resource/oldbuildings.htm. Please cite the sources used in preparing the nomination and include copies of relevant research information, especially historic photographs.

The nomination draft must be accompanied by a signed letter from the owner stating that he or she is the owner of the property and supports the nomination to the National Register of Historic Places.

Once the nomination draft is received, our staff will review the nomination and suggest revisions if needed. When the nomination is considered complete, our staff may conduct a site visit to the property to take exterior and interior photographs. The property will then be scheduled for presentation at a

quarterly meeting of the Kansas Historic Sites Board of Review. This board is a governor-appointed group of eleven professionals from various fields that must approve the staff's recommendations before the nominations can be forwarded to the National Register office in Washington, D.C.

Our office offers several incentive programs for historic properties. The Heritage Trust Fund provides matching grants for the preservation of National and/or State Register-listed properties. A twenty-five percent state income tax credit for certified rehabilitations is available for National and/or State Register-listed properties. A twenty-percent Federal Investment Tax Credit is available for the certified rehabilitation of income-producing properties that are listed on the National Register. For more information on preservation funding programs, visit our website at http://www.kshs.org/resource/findfunding.htm.

I trust this letter and the enclosed information will be useful, and I look forward to working with you on this project. If you have questions regarding the nomination process or other preservation related matters, please do not hesitate to contact me at 785-272-8681, ex. 225 or email at klonard@kshs.org.

Sincerely,

Kristen Lonard

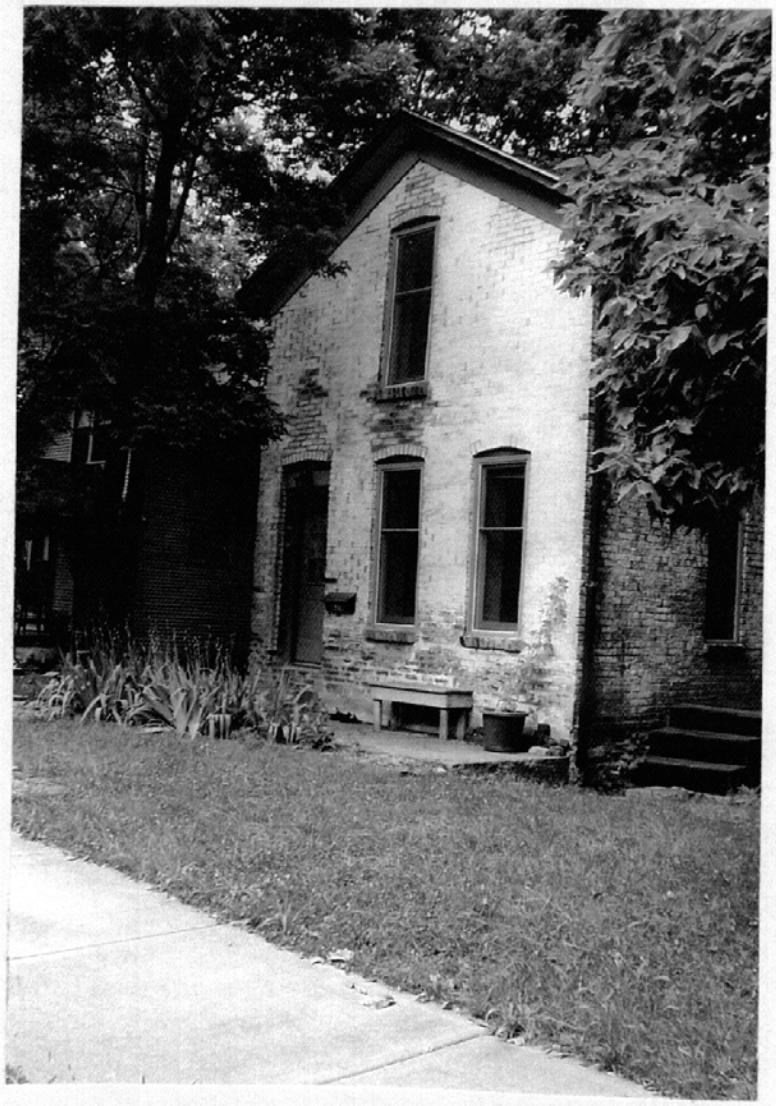
Kristen Lonard
Preservation Specialist

Enclosures

OUTSTANDING ARCHITECTURAL FEATURES/ ARCHITECTURAL SIGNIFICANCE

This 1 ½ story, rectangular, gable-front, brick house, in the National folk style of construction, was built without a front porch and has little ornamentation. It's entries are deeply recessed and it has a wide cornice board. The owners did not take up residence at 820 New Jersey . From 1872 on, it was speculative property - rental income of the middle class investor. The character of the house is relatively sedate, and is perhaps a reflection upon the unglamorous labor performed by its inhabitants - who literally built a town on the western frontier.

The house's simple functionalism is a feature that easily sets its vernacular design apart from the high-style homes so evident west of Massachusetts street. This house represents the notion that all members of a community participated in the architectural process. Its form would have been familiar to the neighbors who shared an understanding of why and what was being built on their block. Contractors would have built similar housing in the working class districts of Lawrence, Plying their craft to the needs of their clients. Its simple beauty is in plain view. In proper juxtaposition to its peers of the era, 820 New Jersey seamlessly weaves into the fabric of 19th century Lawrence. That it has survived into the 21st century is the most fortuitous -- celebrating the diverse pantheon of Lawrence's architectural history.



HISTORY [SOCIAL] SIGNIFICANE:

East Lawrence contains Lawrence's oldest residential district. From the first white settlers in 1854 to the contraband negroes flooding Lawrence in 1861. Much of the area was quite well-developed by the late 1860's. Lawrence was an agricultural town and a manufacturing center. Just east of the downtown business district and past the German emigrant elite who assimilated along Rhode Island-some rising to the height of civic and business power, lies the east bottoms, considered to be less desirable. Not a place where respectable white people wanted to live. Property was cheap and here white, black and 'foreign born' capital could speculate. Here lies one story brought to life on the 800 block of New Jersey -- Lot 36 , 820 New Jersey Street stands with in the original town site of Lawrence Kansas, Platted in 1854 as a settlement of the New England Emigrate Aid Society.

In the mid-1860s, the property tax rolls begin to reflect improvements being made to the property. The 1863 City Tax Roll listed a value of $20.00 for lot 36 on New Jersey Street. The value in 1867-8 is $80.00, in 1869 it's $125.00, 1870 it's $175.00. Somebody is making some money somewhere. Some shacks are up and rent is being paid. A list of the neighbors on the block can give you a flavor of the poor blacks and whites who migrated to Lawrence in search of a better life. Grotton Greg (col'd) Brickmolder, 9th and New Jersey F. Hemstead, harness maker, r corner Henry (8th) , Cyrus Ware (col'd) farmer, 724 N. J. E Anthony (col'd), r Cor. N.J. and 9th, Harriet Austin (col'd) washerwomen, r es N.J. cor 9th, Solomon Fields (col'd) laborer, r N.J. nw cor Warren, Mrs. B. Storode (col'd) washer women, r 815 N.J, N. Riley (col'd) laborer, r es N.J. bet 8th and 9th, Thomas Riley (col'd) laborer, r es N.J. bet 8th& 9th, August W. Gillberg, tinsmith r 844 N.J., James Jacobs (col'd) wks Diechmann & Sons, P. Jenkins (col'd) teamsters r New jersey bet Henry & Warren, Horace Jackson (col'd) janitor Quincy school , r 814 N.J., just to name a few. A clerk's notation for 1868 listed Green Lewis as having paid the tax and simply Lewis was written as having paid the tax in 1869. The county valued the real estate at $175 in 1870.

On April 24, 1868 Green Lewis contracted to buy lot 34 & 36 on New Jersey for $200.00. Mr. Lewis had 16 months to work on and improve the property in which time he did get a mortgage for $102.00. One can speculate he dug the basement and laid the lime stone foundation and possible purchased the bricks from the brick molder down the block. On Aug, 11, 1869 - the deed was officially registered. Sydney Marie Lewis and her husband Green Lewis bought the property from Adams & Ayling. The Lewis's paid $200.00 for New Jersey lot 36. The 1880 U. S. Federal Census lists a Green Lewis as residing in Topeka. He is listed as being a 66 year old widowed, black laborer. He was born around 1814 in Kentucky. His father and mother were also born in Ky.

March 25th 1869, James Overton contracted to build on to the house. The agreement between Sidney Maria Lewis & Green Lewis her husband, with James Overton would allow James to build an addition and live in it the rest of his natural life. Ironically James Overton was from Kentucky also. It might seem quiet likely that they knew each other from Kentucky. We find out more about James Overton from his obituary in the Kansas Tribune, July 23, 1874. DIED. -- In this city on the 22d instant James Overton, aged about 78. James Overton was born a slave just prior to the beginning of the present

century in Baltimore, Maryland. He was the son and slave of Dr. James Overton then of Baltimore, whose name he bore. When he was yet quite a young man his father moved to Lexington, Kentucky, and took James along as his office and body servant. In this capacity with him he lived a number of years when his ownership passed to a man named Higby. There he remained for twenty-five years as "plantation Boss". His faithful nature had scorned all previous temptations and opportunities to escape. Fidelity had become an instinct of his nature, ingrained by habit. When the war broke out, the idea that by escaping he was helping his race, he fled to Kansas. Shortly after his arrival at Lawrence chance brought him in the way of Mr. John Hutchings, who, finding he was "quality raised" and likely to make excellent help, employed him. This may be documentation of a contraband Negro seeking refuge in Lawrence who ultimately helped built the first rough domicile upon lot 36 of New Jersey Street.

In lieu of speculation, a thesis will be floated -- the Lewis' & Overton were both black and in some combination purchased and improved lot 36 of New Jersey Street. Thus, they are representative of a migration of African-Americans into Lawrence and the east bottoms. Contraband Negroes from from Missouri and Arkansas were transported by union troops into and/or otherwise fled toward Lawrence at the early outset of the Civil war. Prior and during the "exodustor" movement Lawrence was a mecca or the promised land for Black Americans seeking a better tomorrow.

In Feb., 1870 - - Joseph Pullen & wife bought the property from the Lewis's. The Pullen family is listed in Lawrence's 3rd Ward, during the 1870 U.S. census, as owning property worth $400.00 The Pullen's paid $350.00 for New Jersey lot 36. Further research may discover what transpired, no doubt, but later on the same day, Feb. 19 , 1870, James Overton sold to the Lewis' lot 36 for $100.00, for his share of the back addition one can presume.

Pullen's 1st mortgage for $868.00 was recorded on Jan. 21, 1871, eleven months after he bought the property at 820 New Jersey. Joseph Pullen borrowed another $540.00 from R. W. Ludington & Co., one month later, dated Feb. 8/recorded Feb 23' 1971. Eleven months later Court documents show the sheriff was unable to find Mr. Pullen to serve him the foreclosure petition around Dec. 21, 1871. Is seems Joseph Pullen mortgaged his house a year after he bought it and left town.

Taking a look at the 1870 &1880 Federal Census data for Joseph Pullen it appears he arrived in Lawrence with his wife and new born daughter from Indiana shortly before he purchased 820 New Jersey in Feb. of 1870. The 1880 census finds Mr. Pullen in Chicago. His son Clarence (1874) and daughter Sarah (1879) were born in Ohio. For at least five years the Pullen's lived in Ohio after leaving Lawrence, before settling in Chicago around 1880.

C. M. Meek, Mrs. W. Gallager and John Johnson are landlord/owners of record during the remaining 70s, 80s, and 90s. But the dynamo of capitalist families, the Mengers, took control of the property at the turn of the century. At the height of the Gilded Age, Anna G. M. Menger, acquired the property for what the county valued as $180.00. The Menger family would sustain their ownership for over half a century.

Mr. or Mrs. Menger both loved tax sales, The acquisition of property held no gender bias in this family. In the 1880s you'd be hard pressed to find any more energetic property

profiteers. The City directories began listing Mr. Menger's occupation as grocer but it soon changed to capitalist.

1871 Lawrence City Directory --
C. A. Menger, grocer, ns Henry, nr New Hampshire, r 75 Rhode Island.

1873-4 Lawrence City Directory -
C. A. Menger, grocer, ns Henry, nr New Hampshire, r 75 Rhode Island.

1886 Lawrence City Directory --
C. A. Menger, capitalist, r. 913 Rhode Island
1880 Lawrence City Directory
C. A. Menger, capitalist, r. 913 Rhode Island

From 1903, just a sample of the property owned along New Jersey St., by Mrs. Anna M. G. Menger:
Lot 16, 17, 18, 19, (N. 10'), 20, 24, 25, 26, 28, 29, 30, 36, 38, 40, 42, 52, 75, 91, 133, 138, 154, 157, 158, 159, 160, 161, 162 (N.½)

OLD SETTLER PASSES AWAY

Final Summons Came Without Warning While She Was Asleep Yesterday Morning.

Mrs. Anna G. M. Menger was found dead in her bed late yesterday morning when called to dinner by her daughter. The body was still warm showing that the hour of her departure had lately came and the expression on her face indicated that the death had been with pain.
According to the custom of the family, wince her health had not been robust, she had been permitted to sleep undisturbed during the morning hours and was called, simply in time for dinner.

A year ago she had an attack of influenza which left her with a bad heart and she had not been in perfect health since, although in the best of spirits and preparing to the making of a garden.

Mrs. Menger was the widow of the late C. A. Menger, who was one of the pioneers of Kansas, being in the government service as early as 1852. They were married in 1872 and four children survive. L. H. Menger, Mrs. Clara Ederhardt, Mrs. Emma Bennett and Mrs. Edith Cleveland. All of Lawrence, excepting Mrs. Ederhardt who lives in Wichita. She was born in Germany, but came to America as a small child.

The funeral will be held at the family home, 917 Rhode Island Street, tomorrow afternoon, being conducted by Rev. George H. Woestemeyer, and internment will be in the family lot at Oak Hill.

Daughter Edith Cleveland inherited 820 New Jersey sold it to her brother, probate judge, Louis H. Menger who was survived by his wife Hettie who finally let the property leave the Menger family on August of 1951.

HISTORICAL (SOCIAL) SIGNIFICANCE

UNIMPROVED LOT 39 NEW JERSEY STREET

On Sept 18, 1854, from a meeting called to launch a town project, the Lawrence Association was formed. By registering their name, 79 members of the association were entitled to equal shares in the lots of the city. By the summer of 1855 the Lawrence town association had reached a compromise to settle the land disputes, giving nearly one quarter of the town lots to W. H. R. Lykins, J. N. O. P. Wood, C. W. Babcock and J. Baldwin. This made the town's titles whole, Abstract of Title are traced back from these origins. Most of what would become Lawrence's original town site, including the lot 36 on New Jersey street, was located on Wyandotte Indian, Robert Robitaille's float. Robitaille had obtained his land under treaties with the United States government to facilitate his removal to the West, from Ohio.

Soon after Kansas became the 34th state on January 29, 1861, The New England Emigrant Aid Company's board, feeling it had fulfilled its mission voted to liquidate its assets. "At an auction in Boston by Leonard & Company, February 27, 1862, the entire property of the Emigrant Aid Company in Kansas and Missouri was sold to Isaac Adams, of Sandwich, N.H,, Ayling, of Boston, for a consideration of $16,150" [1] Both men were members of the Emigrant Aid Company. Lawrence was preeminently an aid company town and at the very heart of the free-state movement. The town's name was chosen to honor, Amos A. Lawrence, treasurer of the New England Emigrant Aid Company.

A lot on the eastern edge of a mid-19th century settlement making American history, in the years leading up to and beyond the Civil War. Contemporary American culture still lies in the shadow cast by this cataclysmic event, which defined & molded the nation we live in today.

In the original owner's book, located in the Douglas Co. Register of Deeds office, lot 36 on New jersey street is owned by the New England Emigrant Aid Company. An 1861 Douglas County Treasurer's Tax receipt lists a $10,868.00 valuation on property in Lawrence, owned by the Emigrant Aid Company. Lot 36 was included in this list . This tax receipt can be found among the New England Emigrant Aid Company Papers at the Kansas State Historical Society.

Quit Claim Deed, dated March 26, 1862, Adams & Ayling, became owners of lot 36 (unimproved) on New Jersey street, The lot was valued at $20.00, on the 1863 tax roll.

Below are some other lots listed on Adams & Ayling deed:

Maryland	**1, 37**
Delaware	**7, 15, 17, 22, 24, 78, 84, 121, 130, 131**
Pennsylvania	**55, 110, 135**
New Jersey	**16, 29, 34, 36, 63, 93, 100, 131, 140, 168**
New York	**25, 110, 113, 143**
Connecticut	**34, 49, 56, 84, 102, 111, 112, 119, 122, 143**
Rhode Island	**25, 27, 68, 84, 86, 149**
Massachusetts	**167**
Vermont	**2, 75, 100, 114**
Kentucky	**9, 70, 183**
Tennessee	**12, 68, 98, 104, 125, 150**
Ohio	**168, 160**
Louisiana	**5, 27, 52, 61, 71, 82, 110, 111, 162, 162, 164, 189**
Indiana	**101, 108, 110, 141, 143, 156, 214, 216, 234, 236, 262, 264**
Mississippi	**130, 175, 185, 209, 224, 230, 263, 232, 318**
Illinois	**174, 176, 179, 185, 210, 227, 250, 253, 255, 305, 307, 318, 320**
Picnkney	**262, 264, 303, 304**

Isaac Adams was the inventor of the "Adams power press," which worked a revolution in the art of printing. He was a member of the Massachusetts senate in 1840. He died in 1883. Henry A. Ayling was in earlier yeas a member of the firm, Priest and Ayling, commission iron merchants, He later became an officer of the Union Elastic Goods Company of Boston. Both men were members of the Emigrant Aid Company.

Lot 36's original owner was the Emigrant Aid Society. But, although the original town site was acquired from the Native Americans, and subsequently carved up to be sold by the town company to repay the investors in Boston -- only a minority of lots are listed as being originally owned by them. It was considered pretty much to be the bottoms of east Lawrence. Not a place where a respectable white wanted to live. But it was cheap property where white, black and foreign born' capital could speculate.

The first value of lot 36 is $20.00. Something about the raid & resurrected copies stored in Topeka; The Douglas Co. tax books/artifacts at Spencer only begin in 1863. Adams & Ayling are the owners in 1863. In the 1861 Lawrence city directory: C. W. Adams' occupation was listed as real estate. He resided at the corner of 8th (Henry) and Mississippi. Real estate agent Charles W. Adams appears in the 1866 directory, too.

In 1864 lot 36 was absolutely skipped over in the list. In 1865, same-thing. But in the cross index of alphabetical names - H. A. Ayling paid tax on lot 36 valued at $20.00. He also owned lot 34 at the same value. There is no tax volume for 1866.

HISTORIC BACKGROUND TIME TABLE
LOT 36, 820 NEW JERSEY, LAWRENCE, KANSAS

1842 - Robert Robitaile had obtained his share of the allotted 640 - acre claim on a piece of land at a bend in the Kansas River, on the south bank, where the heart of Lawrence now stands. Robitaile had obtained his land under treaties with the United States government to facilitate his removal to the west from Ohio. "Speculative Activities of Emigration Aid Company" by R. Hickman, 1935.

1854 - First settlements of whites.

1855 - Lawrence town association had reached a compromise to settle land disputes making the towns platte's whole.

1861 - The New England Emigration Aid Company (liquidated it's assets) At Auction in Boston by Leonard & Company.

1862 - Isaac Adams, of Sandwich N.H. and Henry A. Ayling of Boston bought the entire property of the New England Emigration Aid Company in Kansas and Missouri.

1862 - Quit Claims deed, dated March 26, 1862, Adams-Ayling, became owners of lot 36 (unimproved) on New Jersey Street.

1863 - Lot was valued at $20.00 on the 1863 tax roll. Adams and Ayling. (Lawrence Tax Roll, Douglas Co.) The raid and resurrected copies stored in Topeka.

1864 - Lot 36 was skipped over on the list. But in the cross index of alphabetical names-
1865 - H. A. Ayling paid tax on lot 36 value $20.00.

1866 - No volume for 1866.

1867 - Lot was valued at $80.00 - Clerks notation for 1868 listed Green Lewis as having paid the tax.

1868 - Lot valued at $75.00. (Lawrence Tax Roll, Douglas Co.) The Lewis' contract to buy Lot 34 & 36 New Jersey April 24, 1868 for $200.00.

1868 - Dec. 8, $102.00 Mortgage

1869 - Lot was valued at $125.00 - Lewis was written in as having paid the tax. (Lawrence Tax Roll, Dg. Co.)

1869 - March 25th, 1869 James Overton contracted to build on to back of house. 5 months later it is recorded in the Register of Deeds, Aug 11, 1869.

1869 - Aug 11. Sydney Marie Lewis and her husband Green Lewis bought the property from Adams and Ayling. The Greens paid $200.00 for New Jersey lot 36. Douglas Co. Register of Deeds book X p. 389.

The 1880 United States Federal Census lists Green Lewis and residing in Topeka, his occupation, black laborer. He was born in Kentucky in 1814. His Father and mother were also born in Kentucky.

1870 - Feb. 19, James Overton sold to Lewis' lot 36 for $100.00 (for his share of the back addition one can presume) (Douglas County Deeds book Z p. 166).

1870 - Feb. 19, Joseph Pullen and wife bought the property from the Lewis couple. The Pullen's paid $350.00 for New Jersey lot 36. Joseph Pullen was a carpenter. (Douglas Co. Register of Deeds book Z p. 167). The Pullen family is listed in the 1870 U.S. Census as owning property worth $400.00. Original tax rolls in the Kenneth Spencer Research library at the University of Kansas.

In lieu of speculation, a thesis will be floated --- The Lewis' and Overton were both black and in some combination purchased and improved lot 36 on New Jersey Street. Lot was valued at $175.00 but sold for $350.00. The Lewis' contract to buy 820 New Jersey was dated April 24, 1868. Perhaps the house was built in 1868 with an addition added in 1869. Overton's agreement of Aug. 11, 1869 allowed him to build an addition, so definitely a house was standing before that date.

The property tax spikes don't seem very large to conclusively indicate a house was built. A spike occurs in 1867 indicating something was built and again a spike in 1869 perhaps reflecting Overton's addition. Lewis' recorded mortgage is only for $102.00. But again Lewis sold Pullen 820 New Jersey for $350.00 and may have assumed the $100.00 outstanding mortgage, making the sell price $450.00. Pullen bought 820 New Jersey and obtained two morgages in 1871. Pullen's 1st mortgage for $868.00 and a second making the total over $1,300.00.

1871 - Lot was valued at $700.00. (Douglas co. Tax Roll)
1870 property tax valuation of $175.00 spiked to $700.00 in 1871.

1871 - Dated Feb. 8/recorded Feb 23. Joseph Pullen and Eunice Pullen of Dg. Co. borrowed $540.00 from R. W. Ludington & Co. Douglas County Mortgage Book K, p. 126. This was a year after he bought the property from Green Lewis.

1871 - Dec. 21, the Sheriff was unable to find Mr. Pullen to serve him the foreclosure petition.

Pullen bought 820 New Jersey in 1870 -- increasing the value substantially as reflected in the 1871 tax roll. So if Pullen bought the place that was already constructed what remodeling would have made the house three times as valuable? The question which isn't answerable is did Pullen tear down Lewis' house and build a new one or did he improve on Lewis and Overtons work there by making the property more valuable? We think Pullen only paid Lewis around $350.00 -- so on the face of it, that's not much money but then again Pullen was young (24?) with a new born, could he afford to pay $350.00 for a tear-down and house his family else where until he built the house at 820 New Jersey. We just don't know. There is not a simple spike in value from a bare lot to a house.

It seems Joesph Pullen, who had the house mortgaged to two different folks left town.

The house was built in 1868 by Lewis but definitely Pullen, a carpenter, lost to foreclosure with a value of around $1,200.00 as he was not around in 1871 to pay his taxes or loans, only a year after he purchased the property at 820 New Jersey.

This house was built during the town building era just a bit before the panic of 1873. The national economic depression followed in Kansas by drought, plagues of grasshoppers and harsh winters. Construction in town virtually ceased until the 1880's.

1871 - Owner is listed as unknown- but notes on who paid the tax include: Lewis and W.C. Tenny (or Tenney) This is not Green Lewis.

1872 - Lot value of $700.00. (Douglas county tax roll). Sept. 23, 1872, court ordered appraisal came in at $1,250.00.

1873 - Feb 18 George Dorn (Painted Post, N.Y.) Record in deed book 8 p. 517 conveyed to Dorn by Samuel H. Carmean Sheriff of Douglas County on sale date Jan. 23, 1873.

1874 - Property tax value $450.00. 820 New Jersey sold on May 7, 1874 for $1,500.00 to Cladius M. Meek.

1875 - Nov. 6 Indenture dated Nov. 4, 1875. Winnefred Gahagan and husband Tho. H. recorded in Deed book 13 p. 277; $50.00 paid - was a mortgage of $400.00 owed by Dorn. See deed book 15 p. 601.

1876 - Jan. 7 John Johns recorded in deed book 13 p. 442; $500.00 paid indenture.

1899 - Sept 12 Anna G. M. Menger sold by heirs of John Johns recorded in book 66 p. 371; She paid $350.00 indentured dated sept. 1, 1899.

1900 - Property tax value $180.00

In the 1880's you'd be hard pressed to find any more energetic property profiteers. The city directory began listing Mr. Menger's occupation as grocer but soon changed to capitalist.

The Menger family would sustain their ownership for over half a century. Daughter Edith Cleveland inherited 820 New Jersey and sold it to her brother, probate judge, Louis H. Menger who was survived by his wife Hattie who finally let the property leave the Menger family on Aug. 1951.

1951 - Aug 23, Julio Garcia Book 189 p. 74

1955 - May 25, Harold N. Cooper Book 189 p. 283

1955 - June 14, Albert R. Harrison & wife to De Soto State Bank Mortgage - Book 109 p. 541 Released Nov. 2, 1957.

1957 - Sept 30, Robert Everett Taylor Book 224 p. 362

1962 - July 30, Howard F. Heck Book 224 p. 363

1962 - Oct. 23, Harry A. Puckett Book 224 p. 427

1974 - May 6, Maxine Kidd Book 435 p. 324

1989 - July 21, Brenda Nunez book 435 p. 324

1992 - July 29, Nicolette Proudfoot Book 477 p. 222

1995 - Jan 4, Metropolitan Fed. Bank Mortgage - Book 528 p. 330

2003 - July 11, U.S. Bank, N. A. to Nicolette Proudfoot Book 875 p. 119 Mortgage released 528-330

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: L-02-01-2006
STAFF REPORT

A. SUMMARY

L-02-01-2006: Hold public hearing for consideration of placing the structure located at 820 New Jersey Street on the Lawrence Register of Historic Places.

B. HISTORIC REGISTER STATUS

820 New Jersey Street is not listed on the State or the National Registers of Historic Places. A PSIQ has been submitted to the Cultural Resources Division of the Kansas State Historical Society and the property has been determined eligible for the Register of Historic Kansas Places.

C. REVIEW CONSIDERATIONS

1) History Summary

According to the nomination, the structure was constructed between 1868 and 1870. While the architect/builder of the structure is not known, the house does show on the 1873 Atlas with no name. The nomination notes that the property was originally held by the New England Emigrant Aid Company and was deeded to – unimproved – to Adams & Ayling in 1862. The In 1868 Green Lewis contracted to by the property and it is presumed due to the increase in property values that he built the existing structure sometime between 1868 and 1870. The property is now owned by the Nicolette Proudfoot.

820 New Jersey Street is significant for its association with the development of Lawrence and the utilitarian structures built by the working class in the eastern portion of the city.

2) Architectural Integrity Summary

820 New Jersey Street is a good example of the gabled-front National Folk Residence. This building type is a typical property type and is the predominant housing stock in the city, especially in Lawrence's working class neighborhoods. The *Gable-Front sub type* form evolved from the Greek Revival style, where its front-gabled shape mimicked the pedimented temple facades of that style. It was common in New England and the northeast region in the pre-railroad era, and continued with the expansion of the railroads after the 1850s. It became a dominant urban folk form up through the early twentieth century, and in Lawrence was popular in neighborhoods like East Lawrence, where the plan was best suited for the narrow tracts in the rapidly growing neighborhood. Unlike the smaller "shotgun" houses of southern cities, in Lawrence the typical gable-front house was two stories with a moderate to steeply pitched roof. The earliest examples harken back to the Greek Revival style, while later examples from the early 20th century derive more of their influence from the prevailing Craftsman and Prairie styles, particularly in their porch details. 820 New Jersey Street

is a very simple example of this form and is important because of its brick construction. No porch exists on the structure.

The nomination application notes at least three known alterations to the structure including the historic addition by Overton noted in the nomination.

3) Context Description

820 New Jersey Street is a good example of the housing that was constructed in Lawrence during the "City Building (1864-1873)" period as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

The area surrounding 820 New Jersey Street is mainly a residential area contains an historic mixture of residential, commercial, and industrial uses. The age of the extant structures in the area ranges from the late 1800's to the 1980's. This area is included in the original township plat of Lawrence. Duplexes exist in the area as does a bus storage area and vacant lot. The area to the west is predominantly residential while there is limited commercial to the south.

4) Planning and Zoning Considerations

820 New Jersey Street is zoned RM-2 Multiple-Family Residence District - (2,000 sq. ft. minimum lot area per dwelling unit). The RM Districts are designed to provide areas for medium and high population density. RM districts consist mainly of (1) areas containing multi-family dwellings (including two-family dwellings) with some single-family dwellings, (2) areas which contain single-family and two-family dwellings, are centrally located, and are appropriate to ultimate multi-family development, and (3) open areas where future multi-family development appears desirable. In addition to the general purposes applying to the RM and RS districts, the regulations for the RM Districts are designed to encourage the provision of multiple-family accommodations in districts of four permitted densities.

This area was rezoned in 1975 from C-4 to RM-2. The lots as originally platted are small 118 X 50 foot lots. The area north of this block is C-4, M-2, and RM-2. The area south of this block is zoned RM-2 and C-4. The area to the east is industrial zoned M-2 and M-3 and the area to the west is RM-2.

5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places.

However, listing on the local Register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects

within the notification area. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive / Negative Effects of the Designation

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission, an advisory board, with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living.*

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship,* the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

The local ordinance 250' environs review area is exceeded by State law with regard to State and/or National Register properties. Certificates of Appropriateness or Economic Hardship are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the <u>exterior</u> building which are considered 'structural' changes, demolitions or partial demolitions, rezonings, replats, site plans, variance requests or other items which require a city permit or are the direct result of an action of the City Commission. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

7) Summary of Applicable Designation Criteria

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Local Register of Historic Places.

D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;

820 New Jersey Street is a good example of the plain traditional style of building that was constructed by the working population of Lawrence during the "City Building" period as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

(2) Its location as a site of a significant local, county, state, or national event;

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

820 New Jersey Street is a good example of the gabled front folk house national traditional building style so often associated with the early "City Building" era in Lawrence and is important to the study of the evolution of architectural styles in Lawrence.

(5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;

(6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

(7) Its embodiment of design elements that make it structurally or architecturally innovative;

(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not

limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

> *"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:*

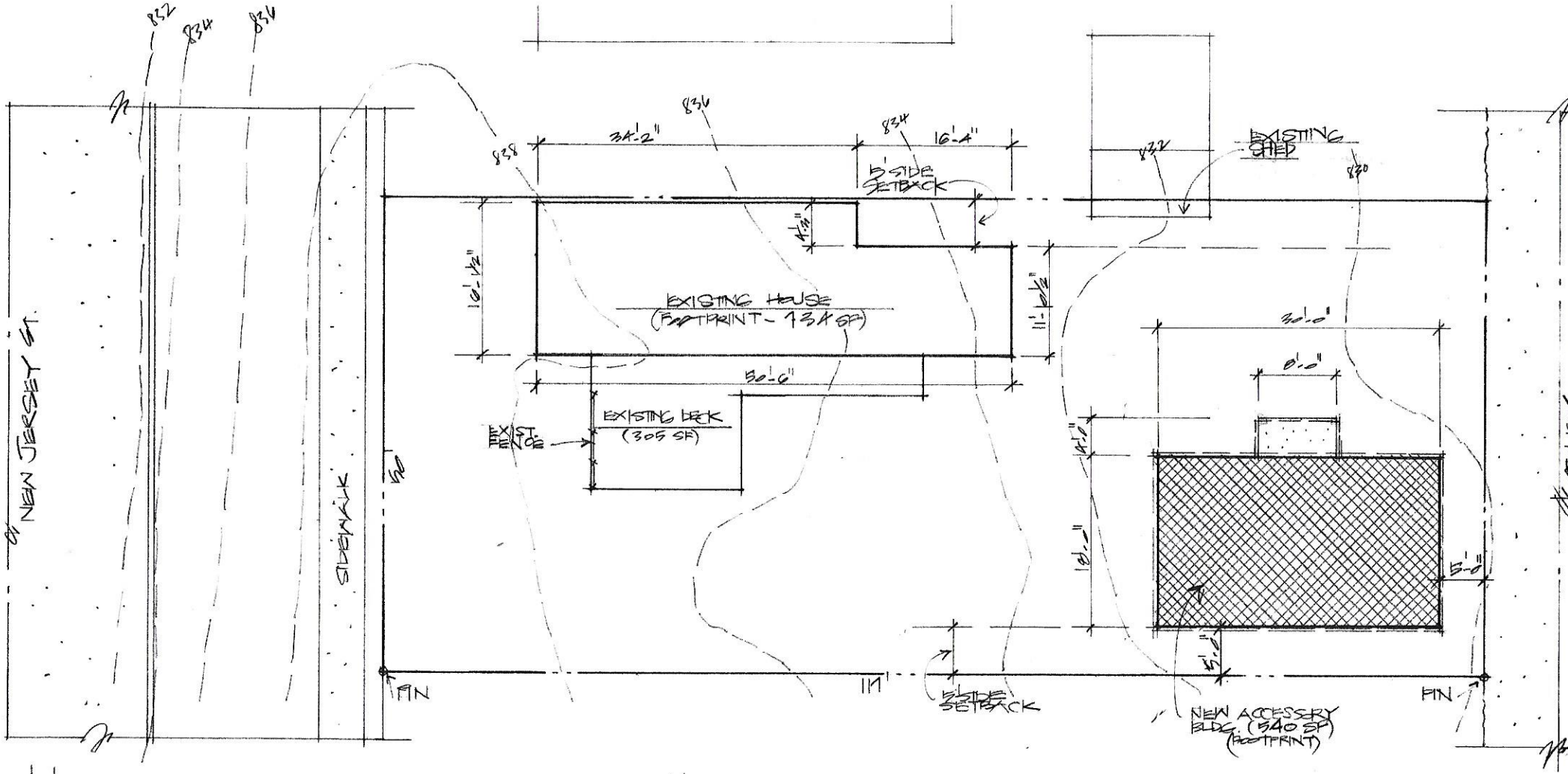
The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (b):

(1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;
(2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;
(3) In the case of a nominated landmark found to meet the criteria for designation:
  (A) The significant exterior architectural features of the nominated landmark that should be protected; and,
  (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.
(4) In the case of a nominated historic district found to meet the criteria for designation:
  (A) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;
  (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.
  (C) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.
(5) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.
(6) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.
(7) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.

E. RECOMMENDATION:

820 New Jersey Street qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1and #4, as described in Section 22-403. If the Historic Resources

Commission recommends this property for local nomination, the Commission should direct staff to draft a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, staff should prepare a report to accompany this resolution including the information set forth in Section 22-404.2(1) - (7) and an environs definition. The Historic Resources Commission would review the report, environs definition, and adopt the resolution for nomination at their May 18, 2006 meeting.



N

SITE PLAN

1 5 10 15 20 25 FT

(1"=10')

ACCESSORY BLDG. @ 820 N.J.

ZONING ----- RM 24

LEGAL DESCRIPTION --- NEW JERSEY STREET LT 36

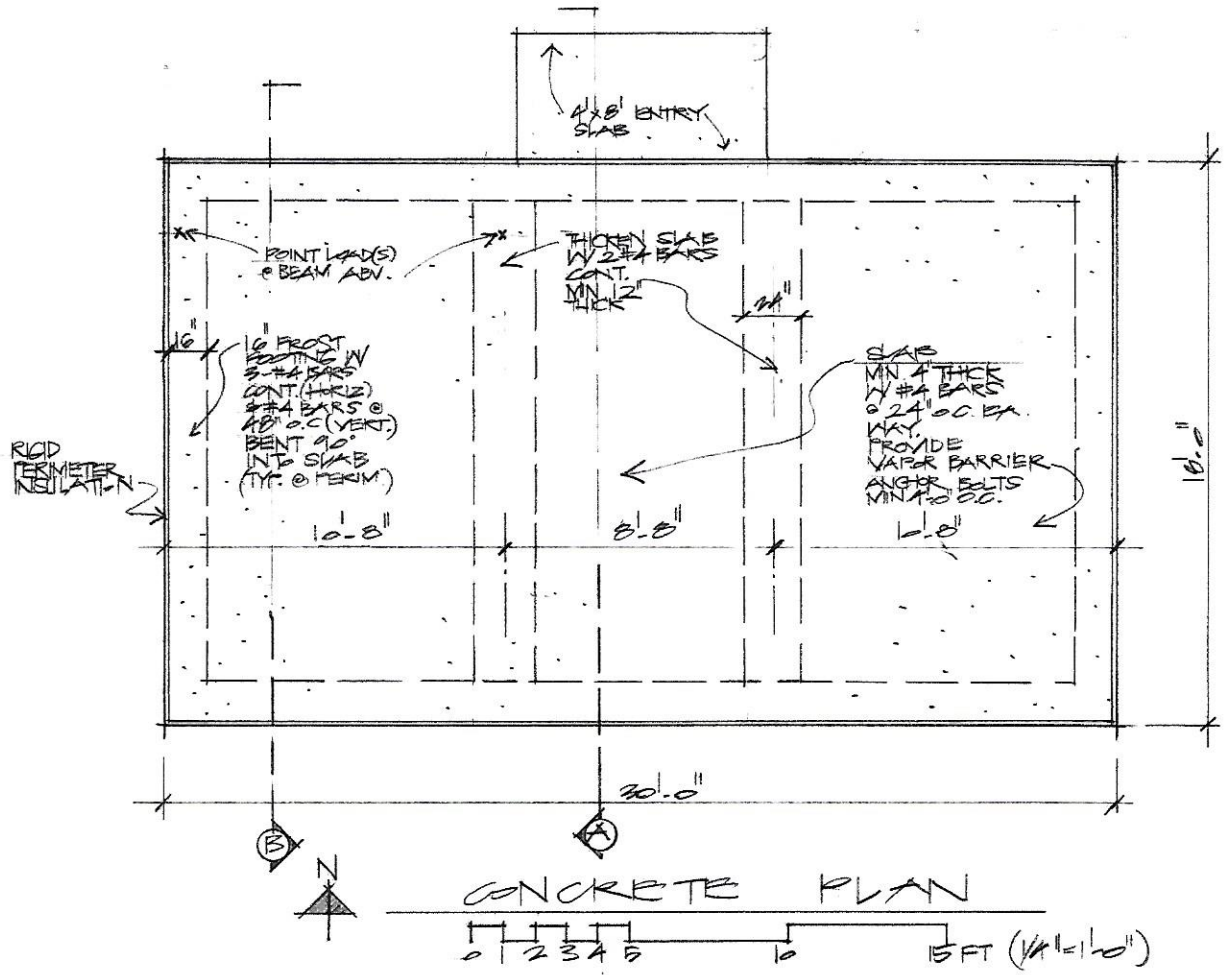
LOT SIZE ----- 50'x117' (5850 SF)

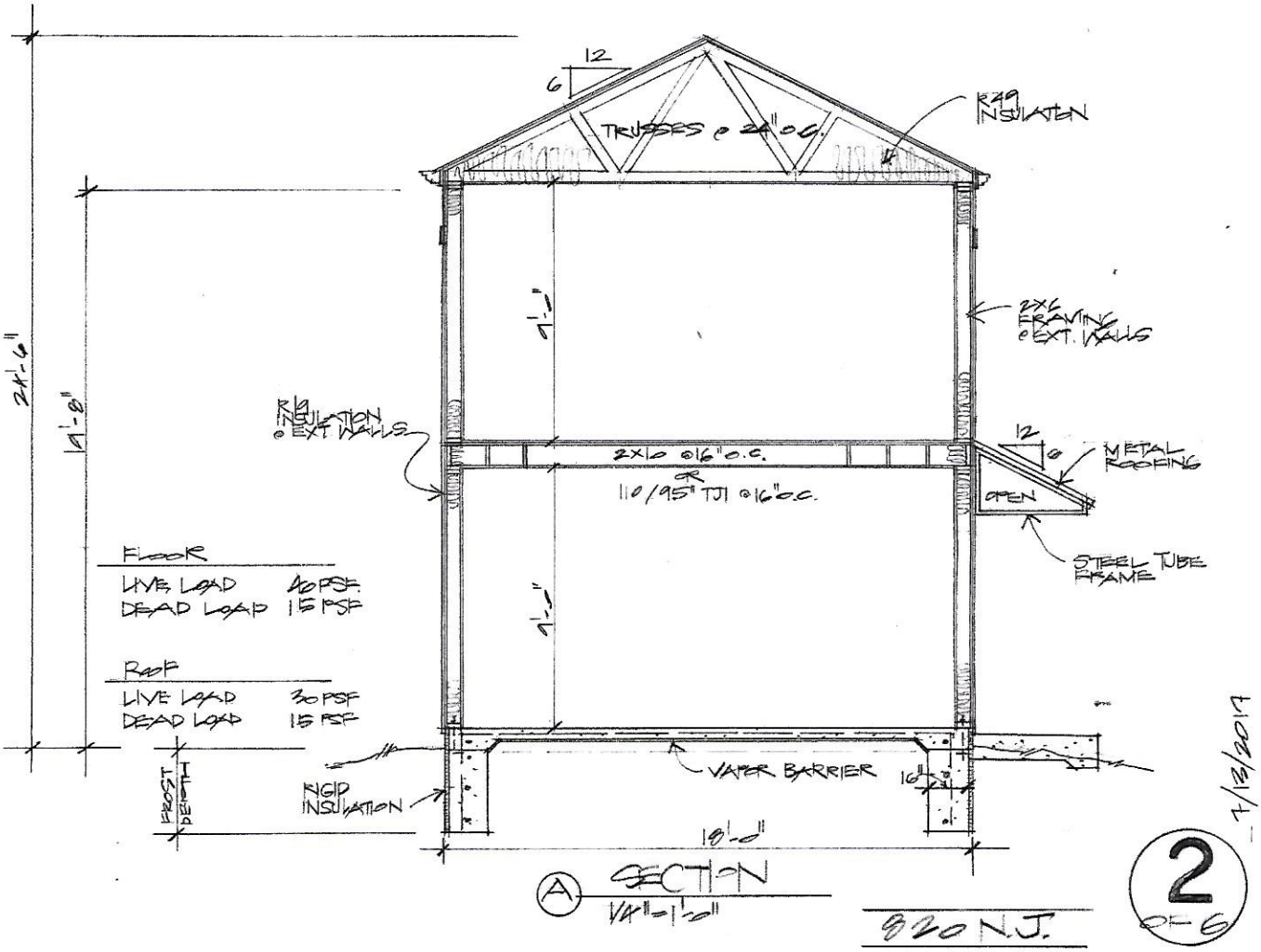
NEW ----- 540 SF (FOOTPRINT)

7/13/2017

820 N.J. 1 of 6

1 of 6

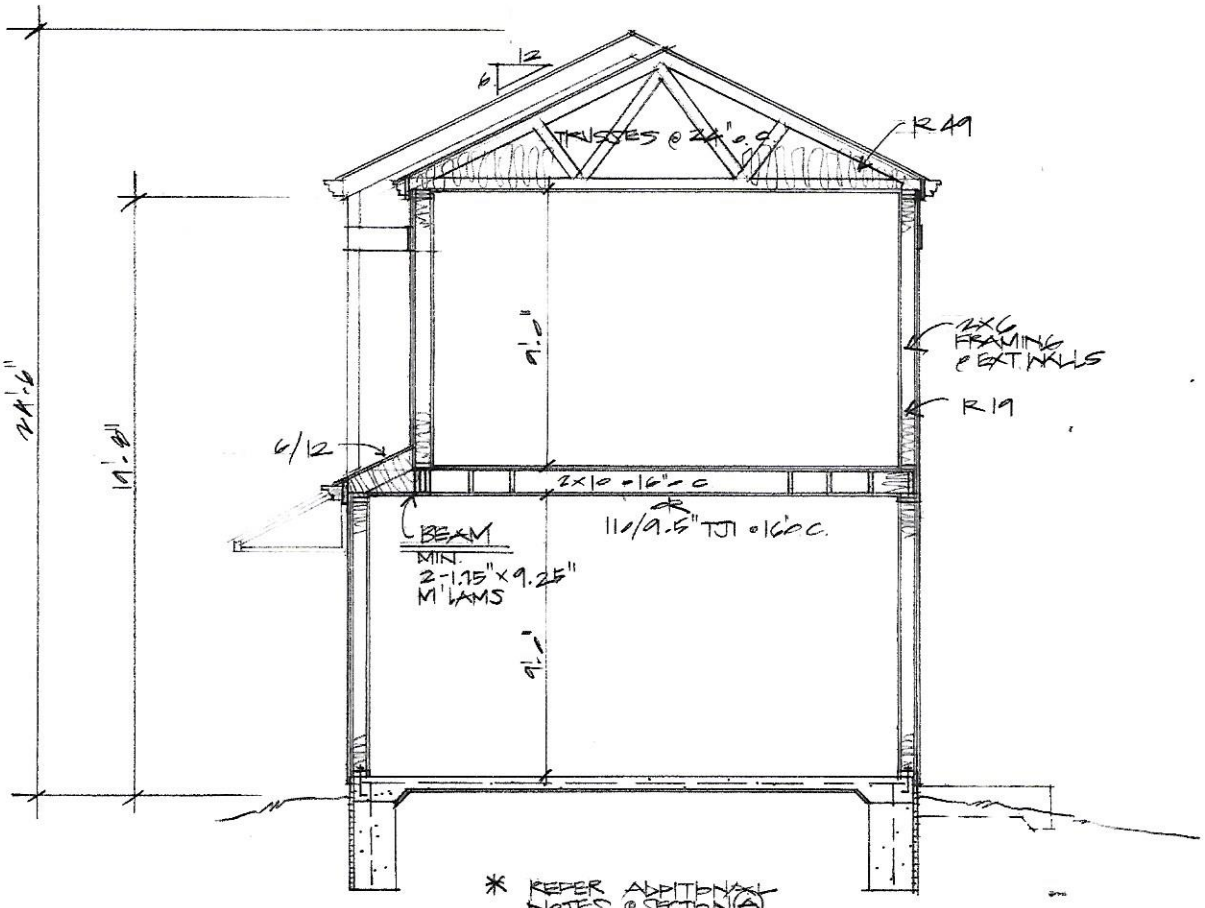




7/18/2017

820 N.J.

2 OF 6



(B) SECTION

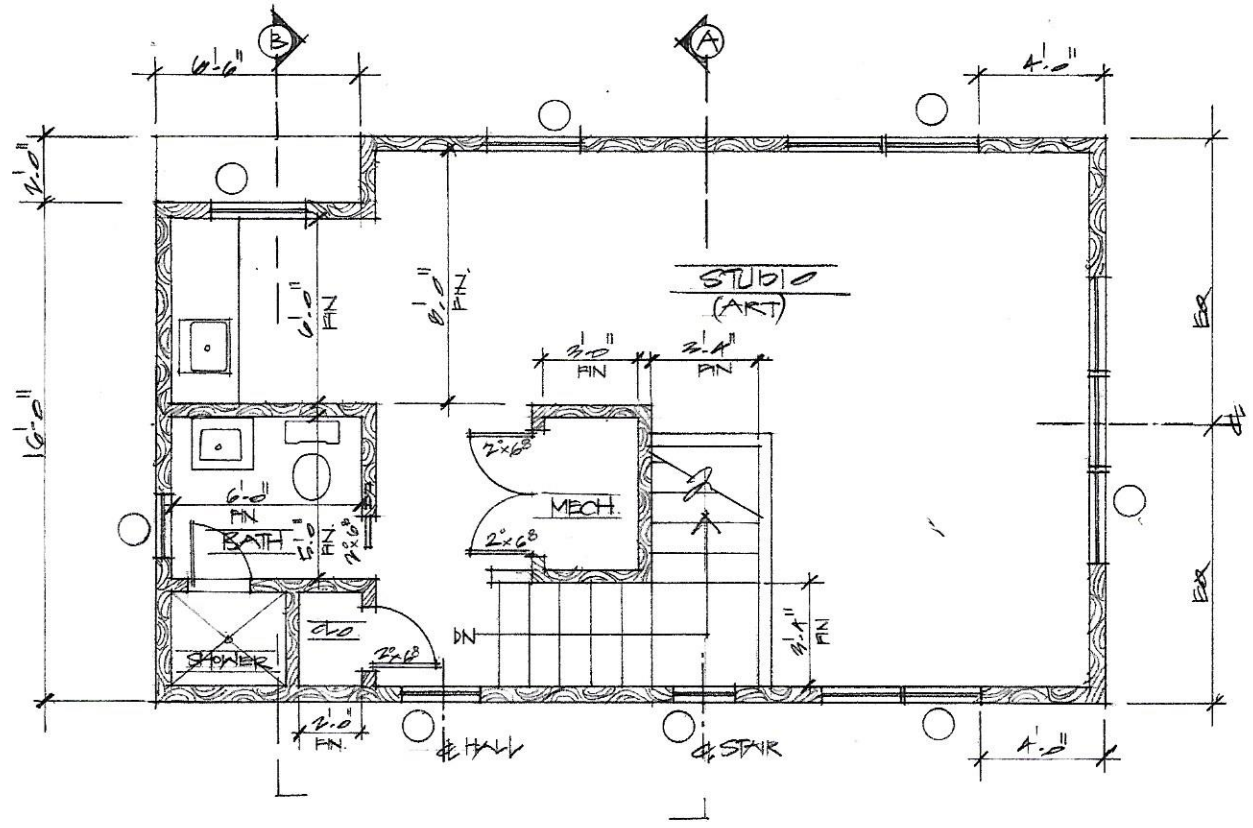
1/4" = 1'-0"

0 1 2 3 4 5 10 15 FT

820 N.J.

7/13/2017

3 of 6

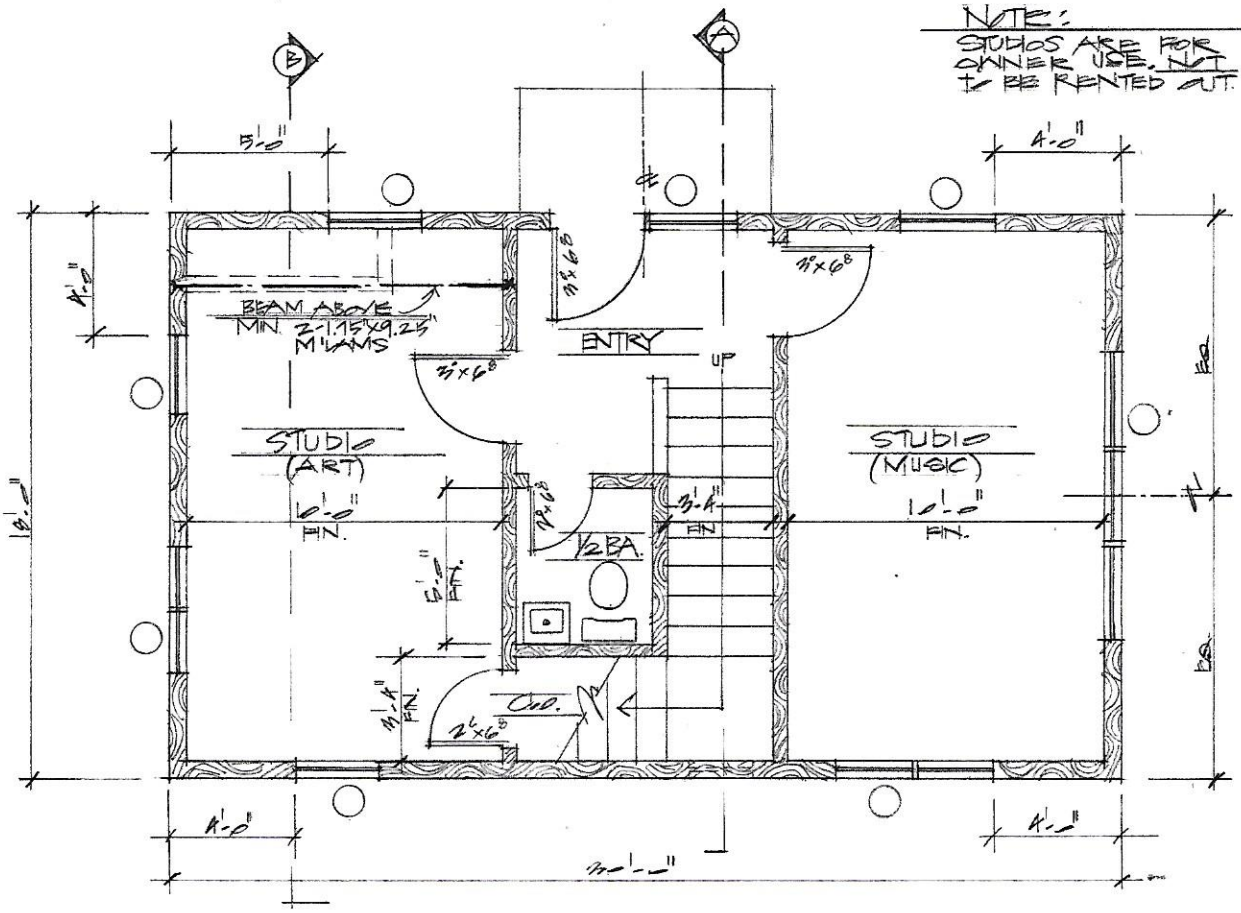


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SECOND FLOOR PLAN

1/4"=1'-0"

NOTE:
STUDIOS ARE FOR OWNER USE. NOT TO BE RENTED OUT.



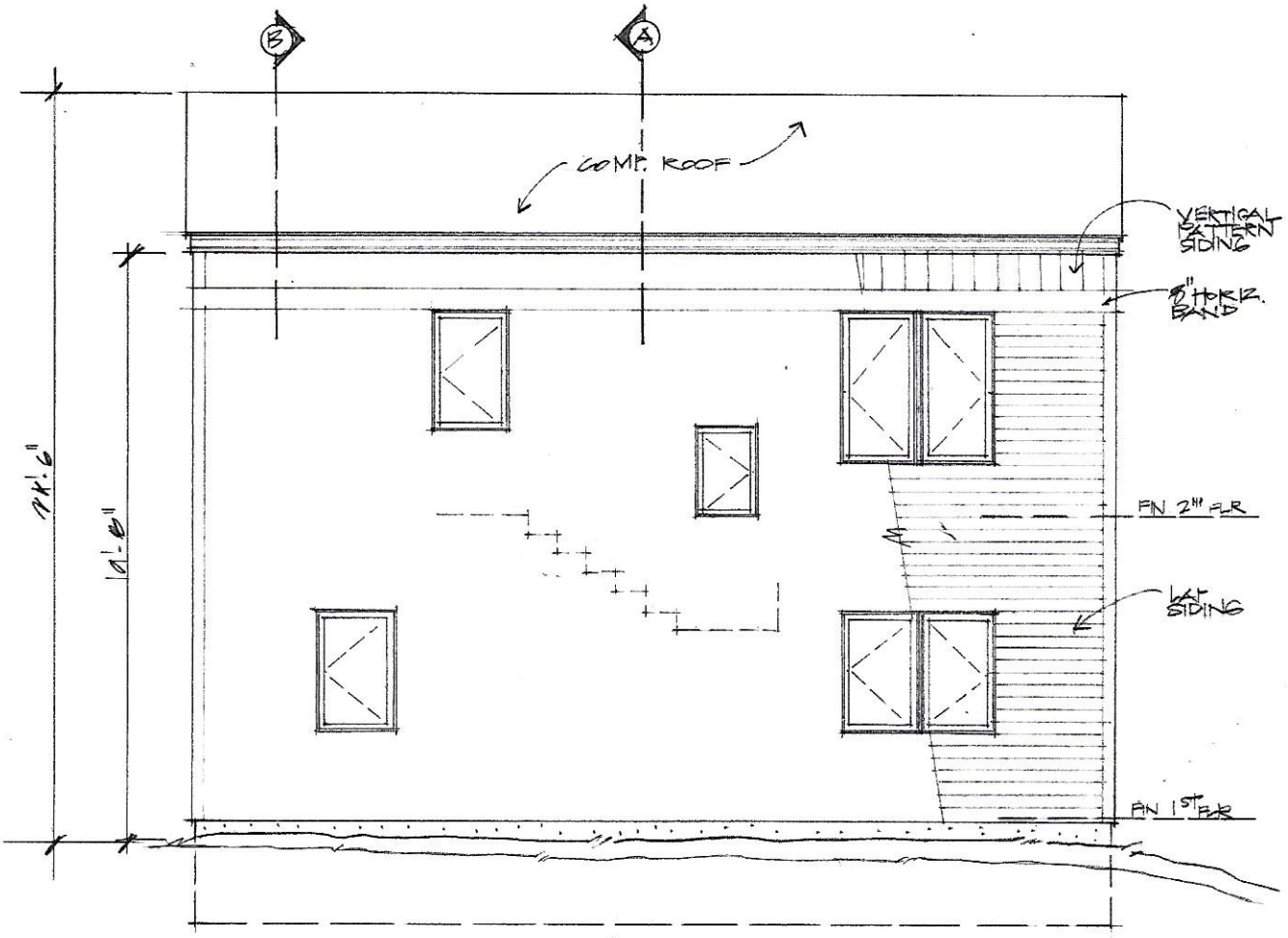
N

FIRST FLOOR PLAN

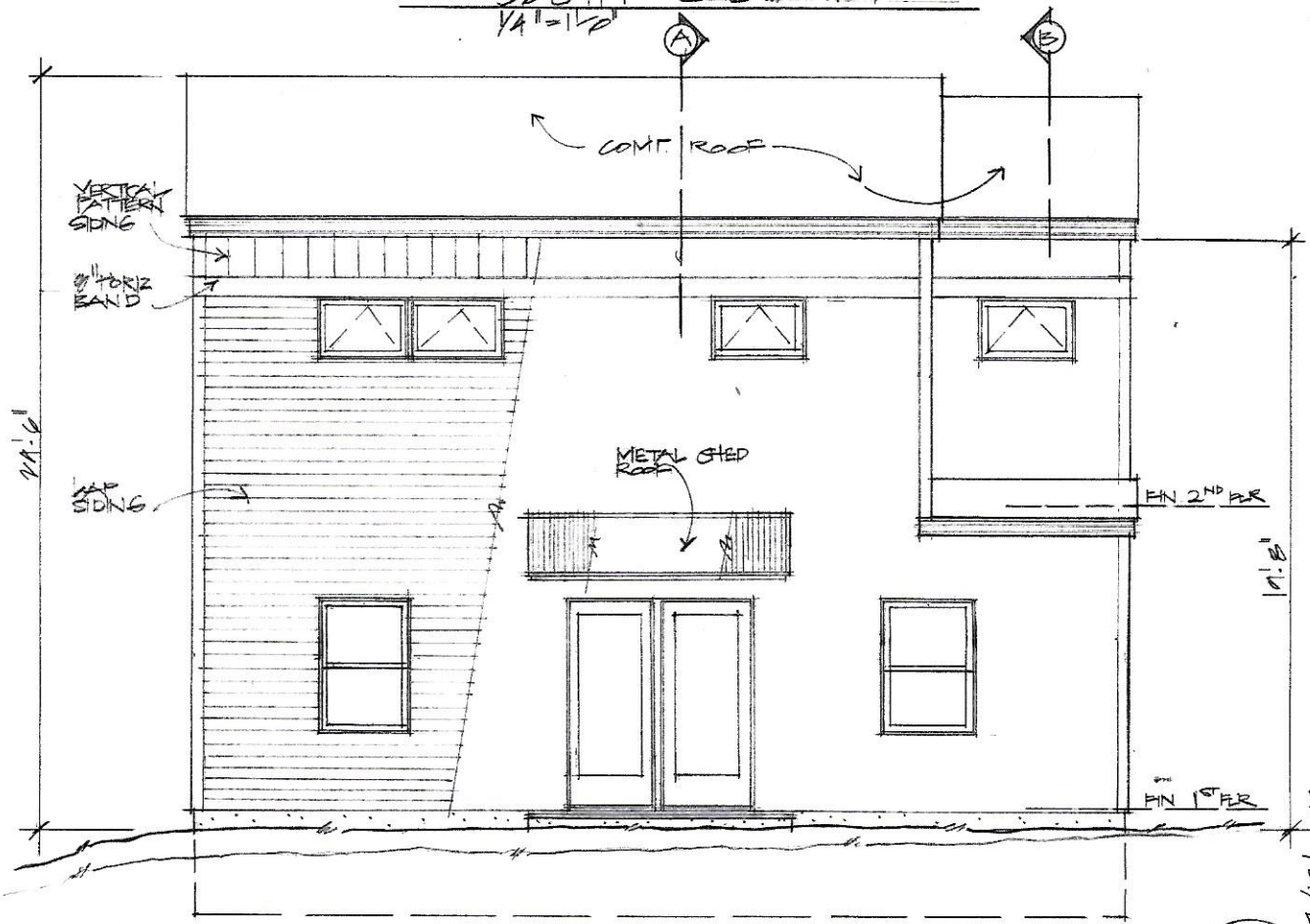
0 1 2 3 4 5 15 FT (1/4"=1'-0")

1/13/2017

820 N.J.



SOUTH ELEVATION
1/4"=1'-0"

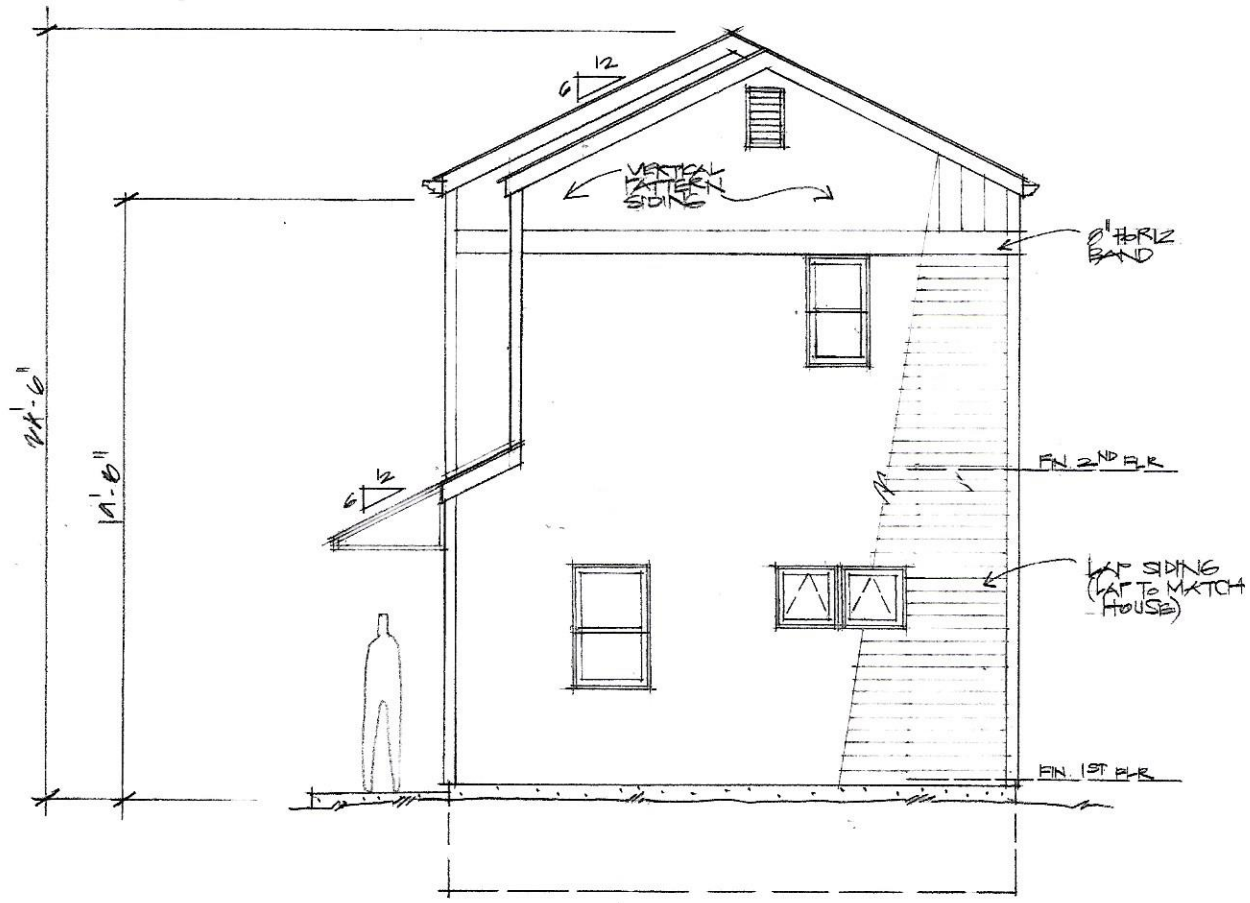


NORTH ELEVATION
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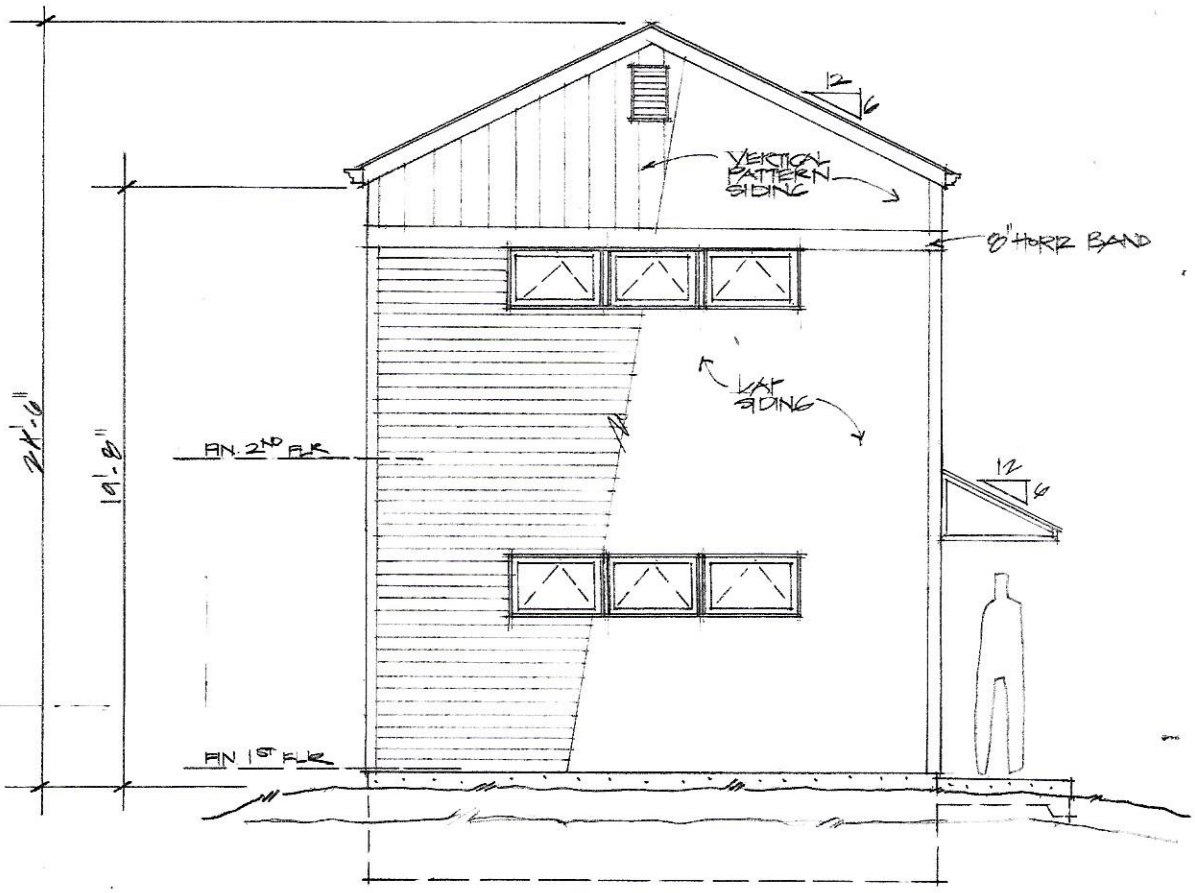
020 N.J

5
of 6

11/13/2014



WEST ELEVATION
1/4" = 1'-0"

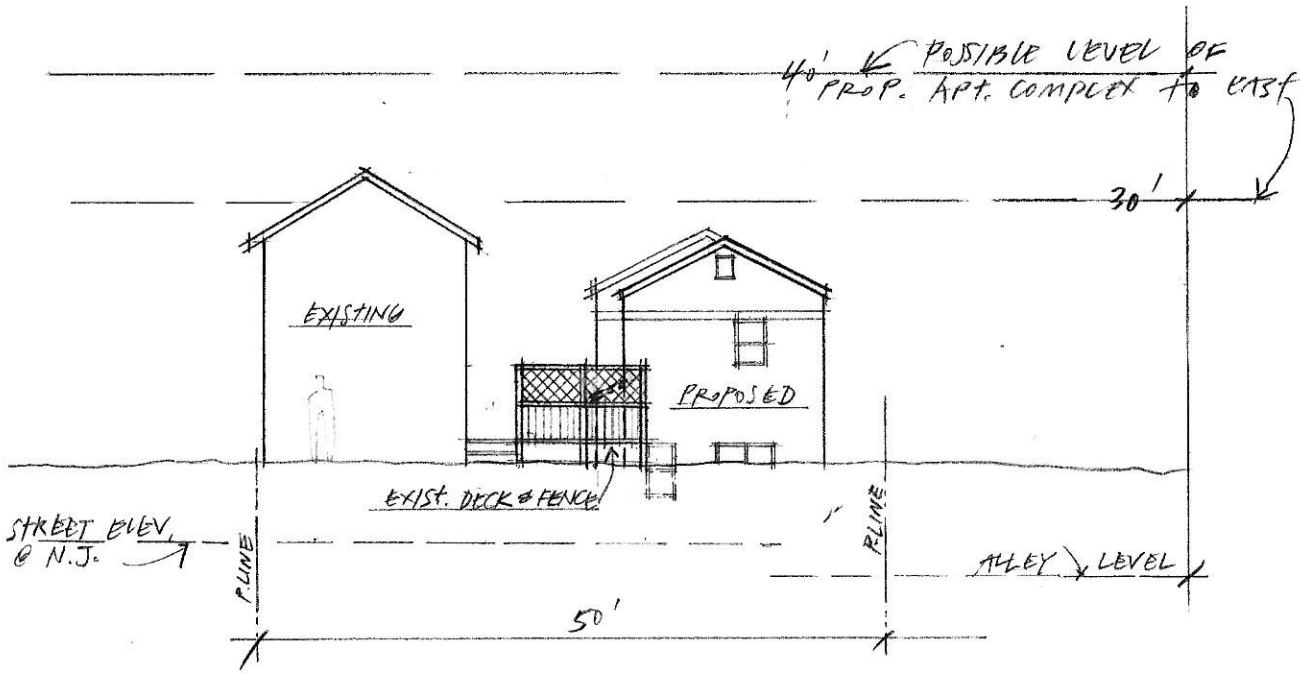


EAST ELEVATION
0 1 2 3 4 5 10 15 FT. (1/4" = 1'-0")

7/13/2017

020 N.J.

6 OF 6

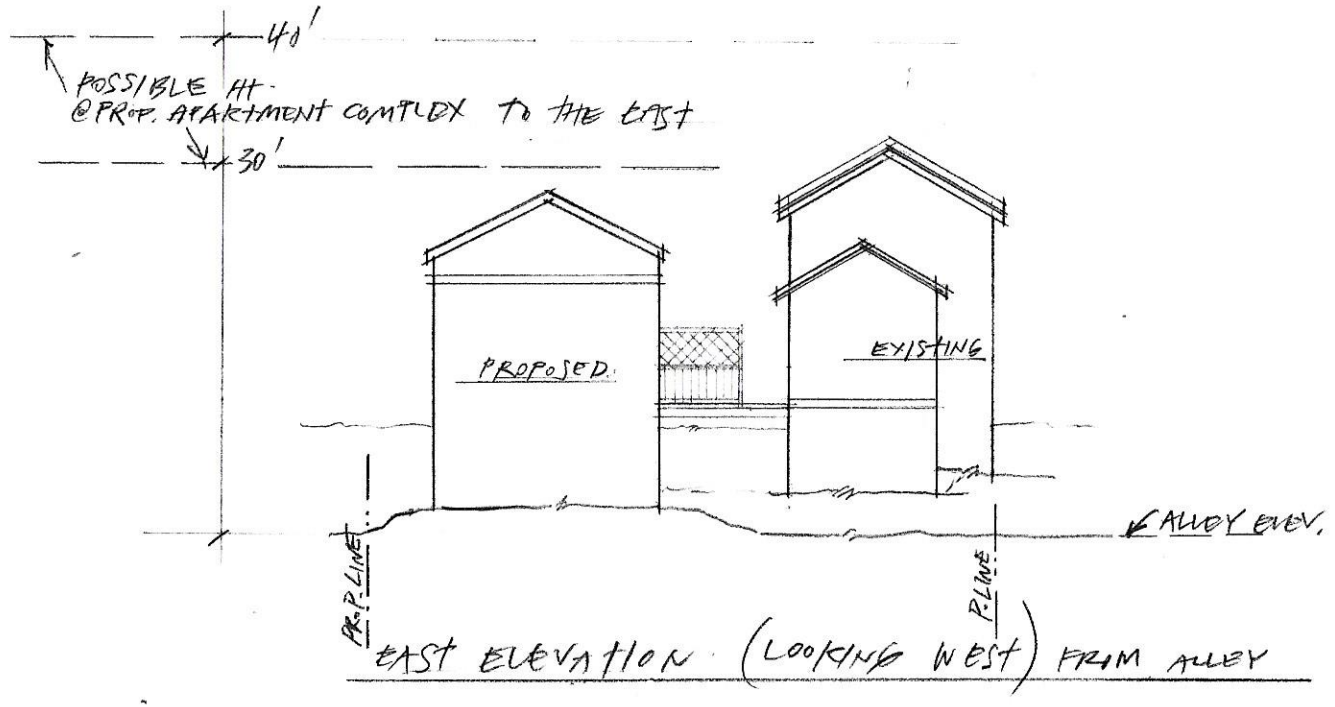


WEST ELEVATION (LOOKING EAST FROM SIDEWALK)

RELATIVE HEIGHTS
820 N.J.

1 OF 4

4/12/14

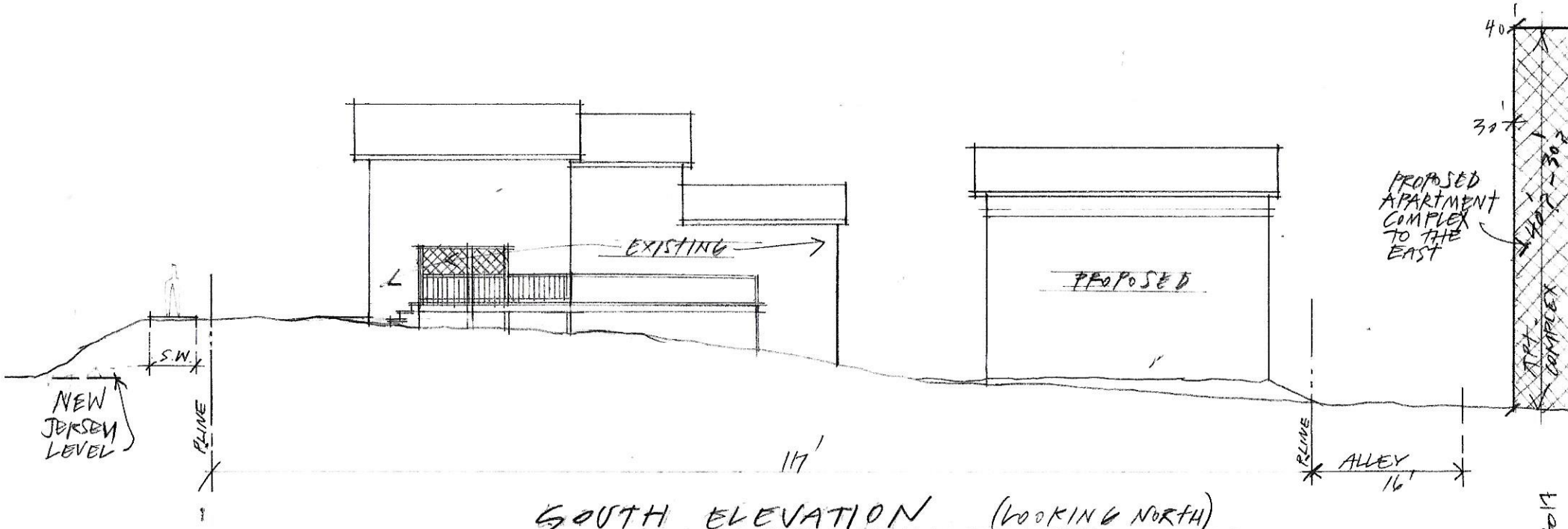


EAST ELEVATION (LOOKING WEST) FROM ALLEY

RELATIVE HEIGHTS

820 N.J. 2 of 4

9/13/2017

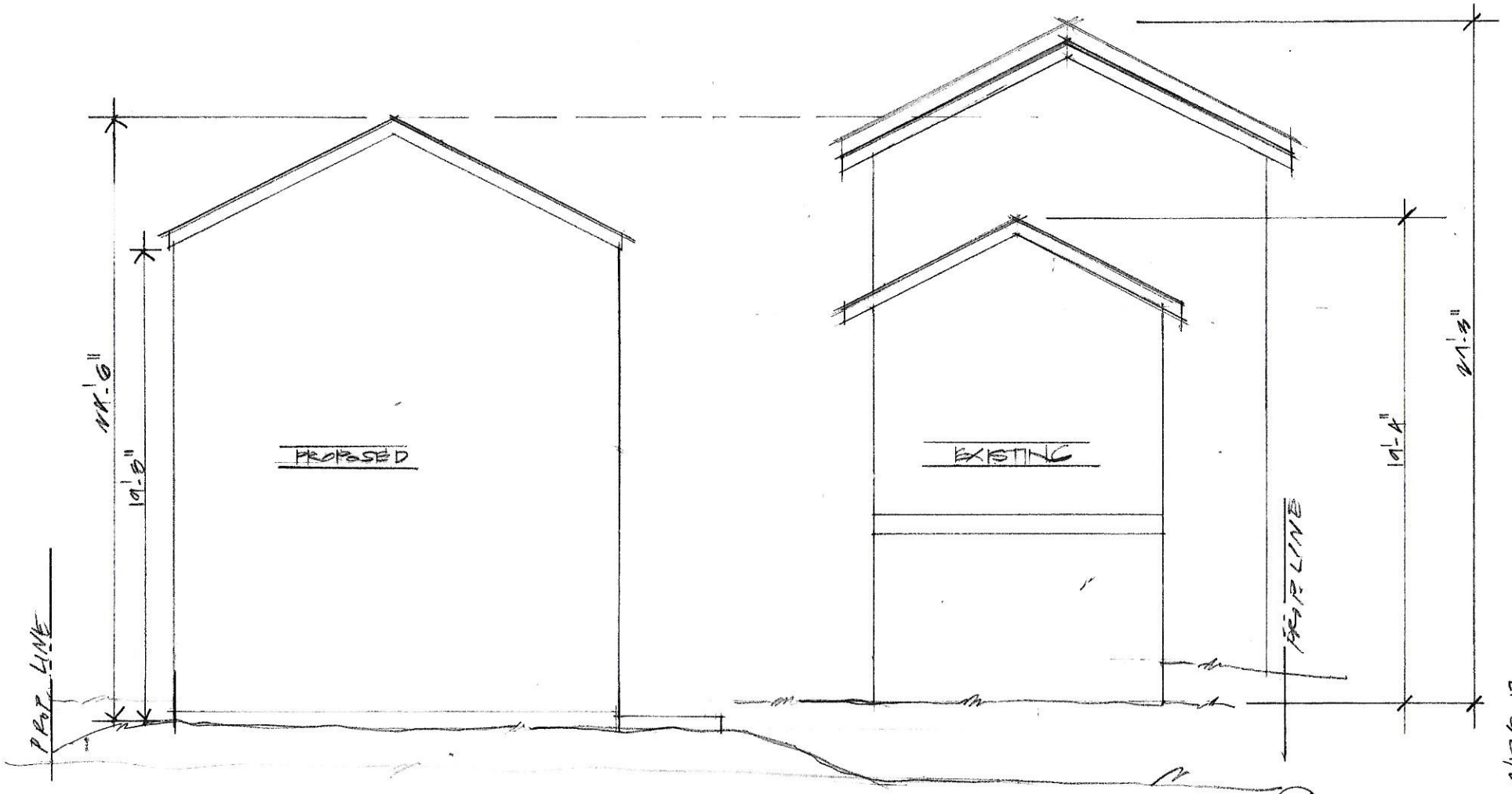


SOUTH ELEVATION (LOOKING NORTH)

RELATIVE HEIGHTS

820 N.J. (3) OF 4

4/13/17



RELATIVE HEIGHTS ~ LOOKING WEST

1/4"=1'-0"

0 5 10 15 FT.

020 N.J.




820
253 DSD

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 8: DR-17-00240
STAFF REPORT

A. SUMMARY

DR-17-00240 319 E. 7th Street; New Accessory Structure; Certificate of Appropriateness. The structure is located in the environs of the A. J. Griffin House (645 Connecticut), Lawrence Register of Historic Places. Submitted by Peter Shenouda on behalf of Shenouda Victor M. Trust, property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to construct a new accessory structure located at 319 E. 7th Street. The construction of the new accessory structure is a replacement for the accessory structure that was recently demolished due to severe deterioration. The new structure is not intended to replicate the previous structure but is in keeping with the historical context of an accessory structure of this size, mass and scale on the site. The structure will accommodate a two-car garage and a studio apartment space above.

The new structure will be placed on the west portion of the lot near the alley. The structure will maintain a 5' step-back from the north plane of the existing primary structure (facing 7th St.) and be located 12' off the alley. It will be approximately 26' X 26' and 676 sf. The two-car garage will take access off the alley. The structure will be wood frame with lap siding with exposure to match the existing structure. A composition shingle roof will also match the existing structure in color and exposure. Fenestration includes three windows on the south elevation, one pedestrian door on the east elevation, a bank of three windows on the north elevation as well as another pedestrian door and upper gable window.

Proportions of the windows are taken from the existing primary structure with the exception of egress windows. The egress windows are still in keeping with the scale of windows on the primary structure. Windows are proposed to be fiberglass and match the profile of the windows on site. Vinyl windows would not be permitted. The west elevation has a small balcony and slider door for the studio apartment above the north most garage door.

There are two garage doors on the west elevation facing the alley. Pedestrian doors are proposed as fiberglass and the garage doors are proposed to be vinyl.

The overall height of the accessory structure is approximately 28'. The structure is similar in height and scale to the structure that was previously demolished. A 10 in 12 roof pitch is proposed for the structure. The location of the proposed structure is approximately 20' to the north of where the previous structure was located and is still located to the rear and behind any street facing plane of the primary structure.

Two additional parking spaces will be constructed just to the south of the proposed structure, taking access off the alley. Greenspace with a walkway will be maintained between the proposed accessory structure and the existing primary structure. There are no proposed changes to the primary structure other than paint and minor cosmetic repairs.



Front of the primary structure located at 319 E. 7th Street. As seen from New York St. and 7th St.



View of the proposed location of the new accessory structure.

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 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.

Design Criteria 22-506

(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

(a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial
separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

(b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

(c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

(5) Accessory Structures and Landscaping.

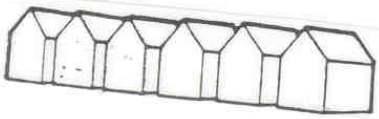
(a) Existing characteristic features such as trees, walls, stairs, paving materials, fencing, walkways and other similar structures or site features that reflect the landmark or historic district's history and development shall be retained.

(b) Landscaping should be appropriate to the scale and the unique features of the landmark or historic district.

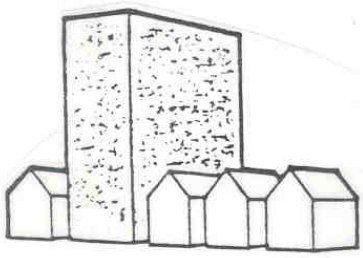
(c) Accessory structures within the boundaries of a designated landmark site shall be appropriate to and compatible with the architectural features of the primary landmark structure. Structures accessory to noncontributory buildings within a designated historic district shall be so designated as to not detract from the historical or architectural character of the district. (Ord. 5950, Sec. 1)

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

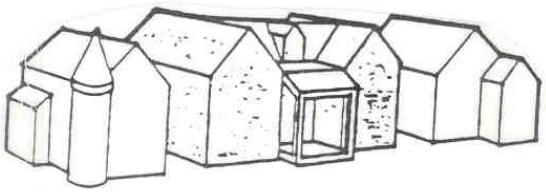


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

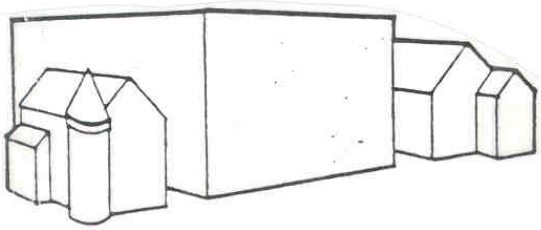


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

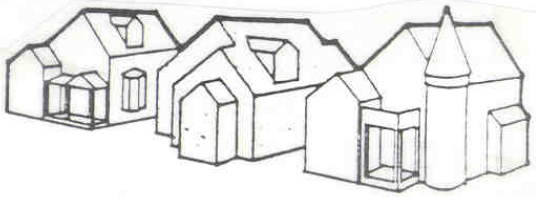


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

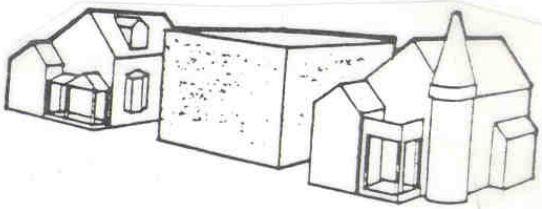


MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.

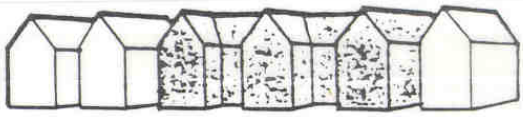


Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

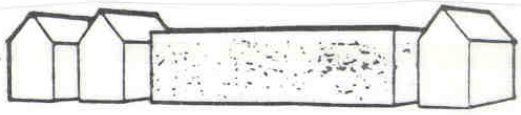


DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.

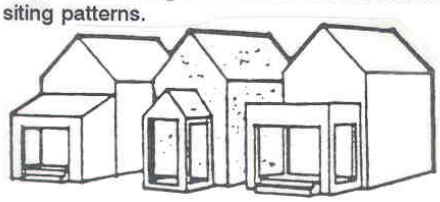


Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.

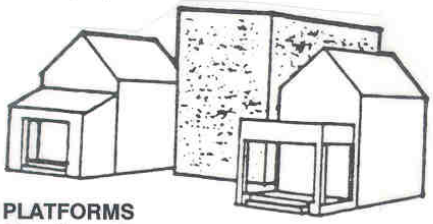


SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

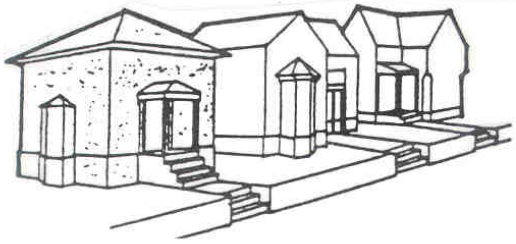


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse sitting already exists, even if proper setback is maintained.

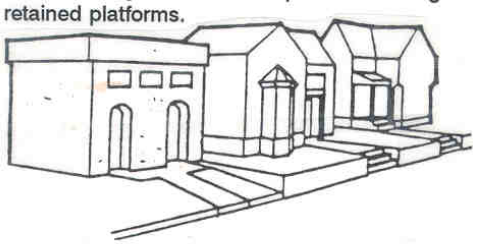


PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

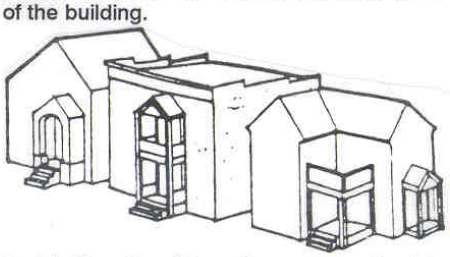


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

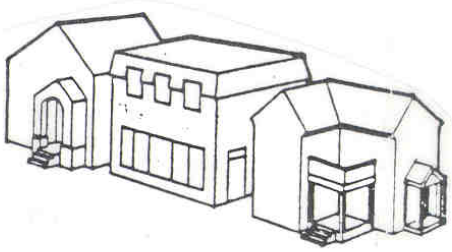


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few stops above the grade of the property and were a prominent visual feature of the street elevation of the building.

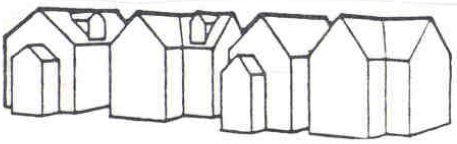


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

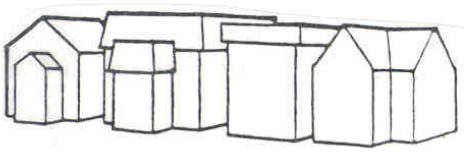


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

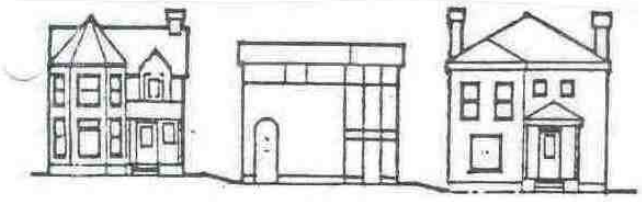


RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

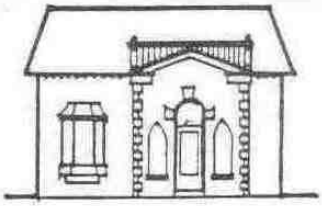


IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.

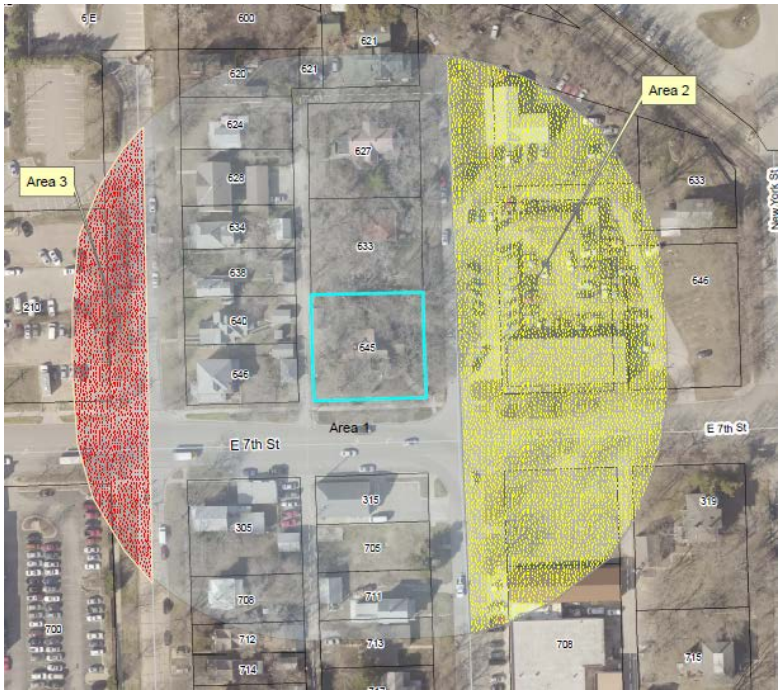


Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.



The structure is located in the environs of the A. J. Griffin House (645 Connecticut), Lawrence Register of Historic Places.

Environs Definition for the A. J. Griffin House



The environs for 645 Connecticut Street, the A. J. Griffin House, were divided into three areas and 319 E 7th Street is located in Area 2. While the subject property is located in the outer edge of the environs and is located in Area 2, it has more in common with the residential structures in Area 1.

The following standards apply to Area 2:

Area 2: The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property, maintaining the rhythm and pattern with emphasis on the setbacks and open space in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction shall meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505. The main issue in the review is whether

the project will encroach upon, damage or destroy the listed property.

Major projects (demolition of main structures, new infill construction, and significant additions – greater than 20% of the building footprint) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon, damage or destroy the listed property.

Although the property is in the outer edge of the environs, there is a direct line of sight from the subject property to the A.J. Griffin House and will be visible from E. 7th Street.



The red box indicates the proposed location of the new accessory structure. The listed property is in blue and the location property outline is noted in cyan.

D. STAFF ANALYSIS

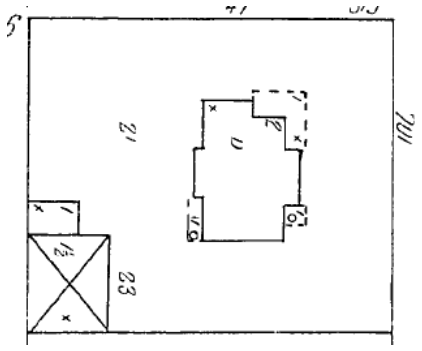
Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction would significantly encroach on, damage, or destroy the landmark or historic district.

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. 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

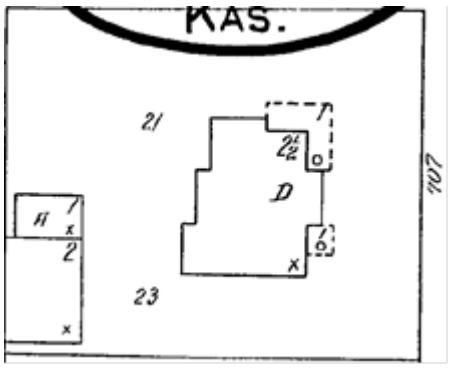
of a district, or in the case of a Certificate of Appropriateness, located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining 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.

According to the information provided by Living in East Lawrence: An Essay for a Multiple Listings Nomination the primary structure located at 319 E 7th Street was constructed c. 1888. S.W. Sawyer built the house and sold it to William John Gilmore around 1890. The Gilmore family lived in the house until 1964.

Sanborn Fire Insurance maps show an accessory structure at this location as early as 1905. This map indicates that the structure was a type of stable that was 1½ stories with an addition to the north. This one story addition has altered in size by the 1918 map and the main portion of the structure is now identified as two stories. By 1927, the accessory structure is identified as a two story structure with a different footprint and a slightly different location. The one story addition is identified as a wood frame structure used as a private garage. The 1949 map also shows this pattern and identification. The appraiser's office identifies a storage building on the parcel with a construction date of c. 1930.



1905



1927

The proposed project will consist of new construction that is similar in size, massing and scale to the accessory structure that was previously located on the site. The new location of the proposed structure will be approximately 20' north and be more centrally located on the parcel from north to south. This will still allow for the appropriate spacial relationships on the property and in the environs of the listed property.

The paved parking area adjacent to the proposed structure is in keeping with parking in the area and will be off the alley. The parking will be located to the south of the proposed structure and will be less visible from the public right of way of the primary structure. The applicant shall provide an

approved parking surface adjacent to the new accessory structure in keeping with the historic environs and the listed property.

Exterior elements and finish materials such as windows, siding, roofing and trim that are being proposed and painted are in keeping with the profiles and materials that are found on the primary structure and the environs of the listed property. The siding and roofing materials will have a similar exposure and match in color to the primary structure and the window sizes are in keeping with the scale of windows on the primary structure and the environs of the listed property. The new structure will be slab on grade and will the garage doors will face the alley; both typical for the environs of the listed property.

The only atypical element for the proposed new structure is the proposed balcony on the west elevation of the structure. While this will not encroach upon, damage or destroy the environs of the listed property, it, along with the associated sliding glass door egress to the balcony, is incongruent with the historic accessory structures that existed and continue to exist in the area. Overall, however, staff is of the opinion the proposed new structure meets the applicable standards and guidelines for an environs review for this proposed project in this location.

E. STAFF RECOMMENDATION

Certificate of Appropriateness

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 proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

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Connecticut St
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RS5
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RM12D
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727
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725

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 319 E. 7th

Legal Description (*may be attached*) New York Street LTS 21, 23 & 25

OWNER INFORMATION

Name(s) SHENOUDA VICTOR M TRUST

Contact Victor Shenouda

Address 4100 Teal Drive

City Lawrence State KS ZIP 66047

Phone (785) 843-4974 Fax (___) _____

E-mail _____ Cell Phone (___) _____

APPLICANT/AGENT INFORMATION

Contact PETER SHENOUDA

Company _____

Address 4100 TEAL DRIVE

City LAWRENCE State KS ZIP 66047

Phone (785) 550-4148 Fax (___) _____

E-mail peteshenouda@gmail.com Cell Phone (___) _____

Existing Zoning	Existing Land Use	Proposed Land Use	# of Buildings
Total site area	Existing Building Footprint	Proposed Building Footprint	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage		
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: 319 E. 7th

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

Adding a 2 Car garage with a loft on top

Reason for Request:
(Attach additional sheets if necessary)

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

Contact Allen Belot ~~Architect~~

Company Allen Belot Architect

Address 708 W. 9th - Suite 205

City Lawrence State KS ZIP 66044

Phone (785) 843-4670 Fax (___) _____

E-mail allen@allenbelotarchitect.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

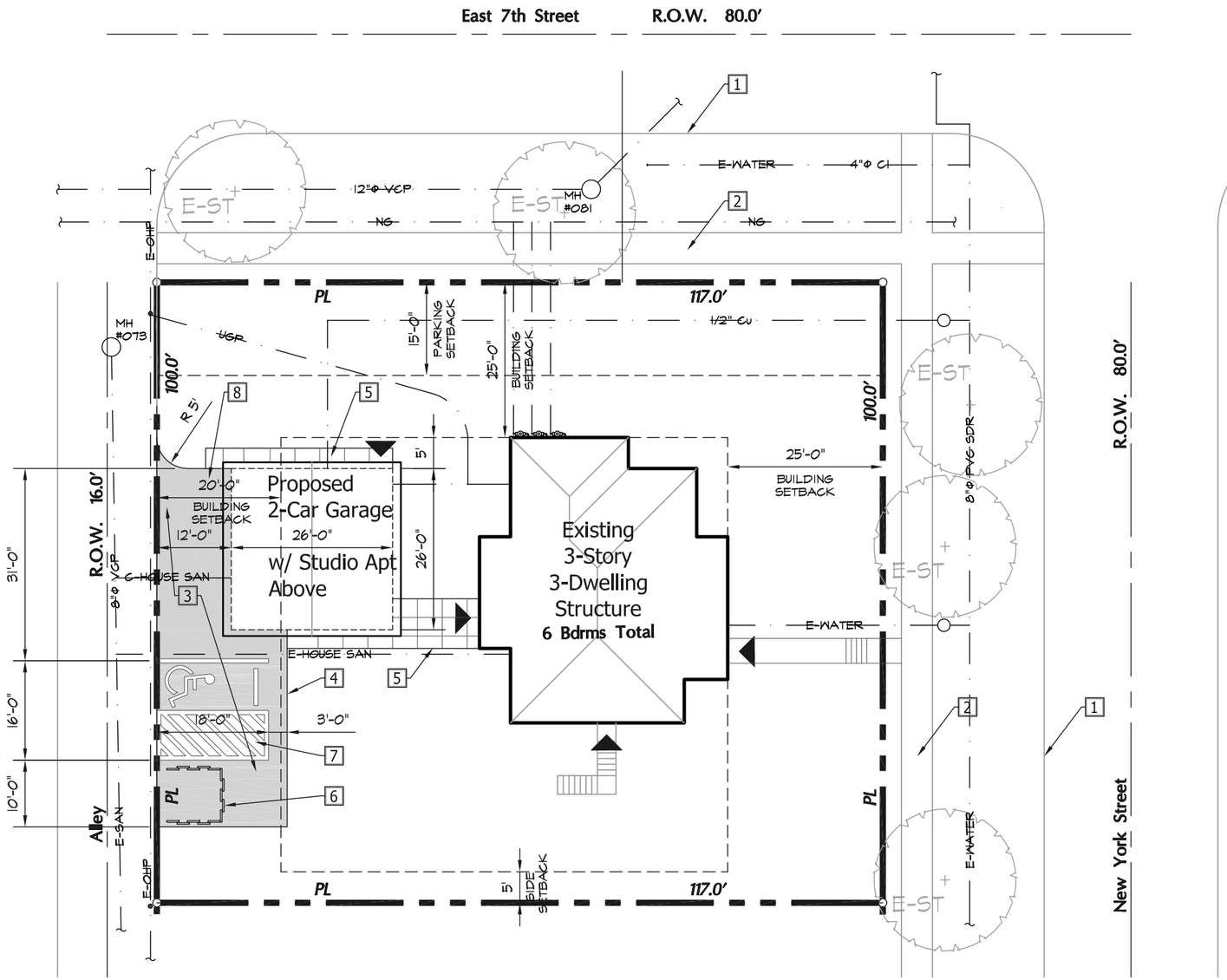
I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): Victor Shenouda Date 5/2/2017

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



A2 SITE LAYOUT

A010

1" = 20'

0 1 5 10 20 40 NORTH

Legal Description

Detached Dwelling & Carriage House:
Lots 21 & 23 New York Street an addition to the City of Lawrence, Douglas County, Kansas containing +/- 11,700 GSF or 0.27 acres.

Land Development Code Standards

❑ Article 4. Use Table/Permited Uses

20-403 Nonresidential District Uses

Existing/Proposed Use(s)	Use Category	A=Accessory P=Permitted S=Special	Use Specific Standards
Multi-Dwelling Residential	RM24	P	None

❑ Article 9. Parking, Loading & Access

20-902 OFF STREET PARKING SCHEDULE A

REQUIRED:

Non-ground floor dwelling	=	1 space per bedroom
Multi-Dwelling Structure	=	None required
Bicycles	=	None required

PROVIDED:

Non-ground floor dwelling	=	2 vehicle spaces
Van Accessible	=	1 space
Total Provided	=	3 spaces
Bicycle	=	None

20-1001 General
(c) Exemptions
(1) the construction or expansion of a single Detached Dwelling

❑ Article 10. Landscaping & Screening

20-1003
(b) Applicabiliy
The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 11 or more off-street parking spaces.

❑ Article 12. Stormwater Management

Impervious Surfaces	Existing	Proposed
Buildings/Roof	2,400 gsf	2,192 gsf
Pavement	0 gsf	984 gsf
Sub-total:	2,400 gsf	3,176 gsf
Pervious	9,300 gsf	8,524 gsf
	11,700 gsf	11,700 gsf

❑ Keynotes Notes

1. Existing curb & gutter to remain typical
2. Existing Public sidewalk to remain
3. 3 " asphalt paving over 5" compacted AB-3 base minimum
4. 6"x24" concrete curb & gutter typical abutting pavement perimeter installed per City Standard curb & gutter detail
5. F&I 4' wide X 4" thick reinf concrete sidewalk to extent shown
6. Trash can enclosure: 8'x8'x6' high cedar or equivalent screen fence
7. Stripe universal parking space & provide 'van accessible' sign in accordance with ADAAG Standards
8. 20-602 (e) (viii) . . . covered Accessory Structures greater than 6' in height are allowed in the required Rear Yard where an Alley abuts the Rear Lot Line.

Allen Belot Architect
708 West Ninth Suite 205 Lawrence, KS 66044
785.843.4670 allen@allenbelotarchitect.com

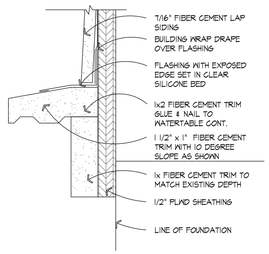
711 New York Street
319 East 7th Street
Lawrence, KS

PROJECT # 1712
DATE: 27APRIL17
DRAWN BY:
CHECKED BY:
REVISIONS: 12JULY17

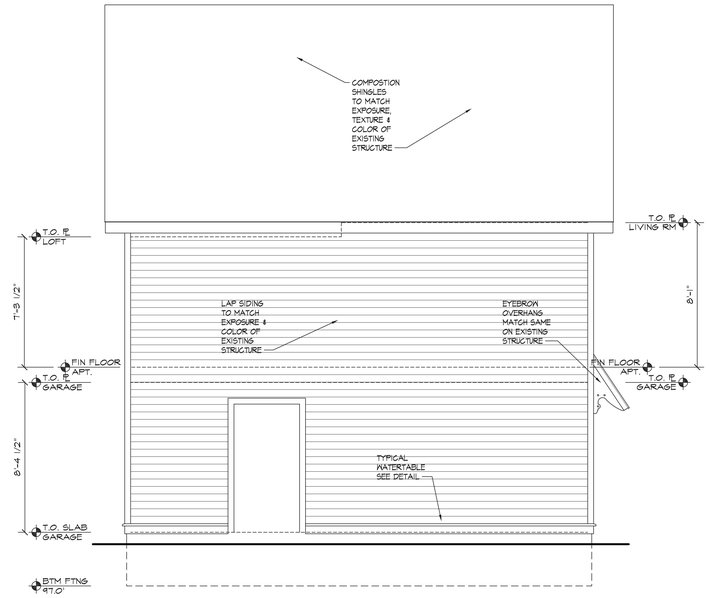
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SITE LAYOUT

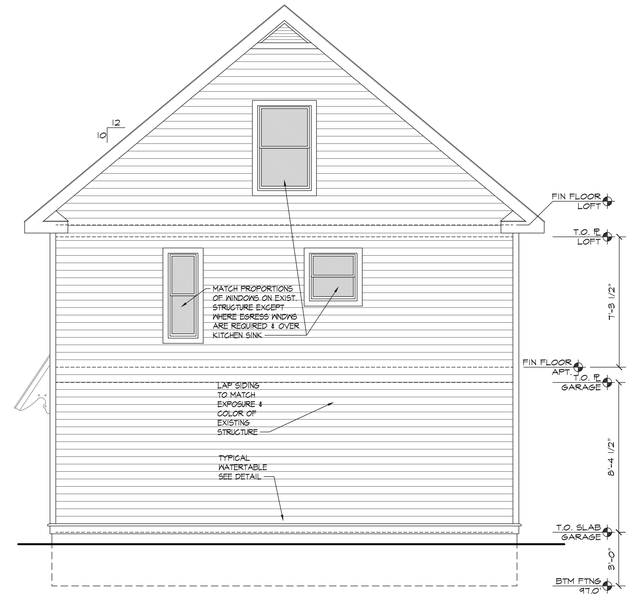
Sheet
A010
| of | Sheets



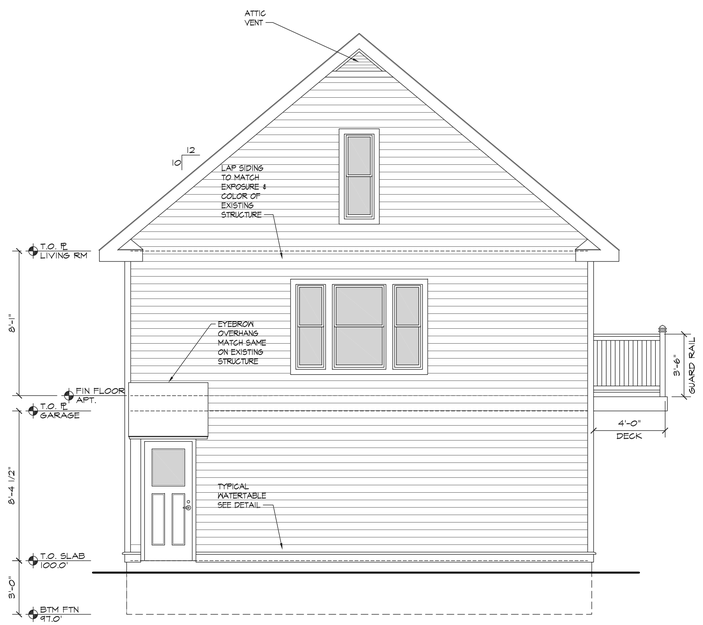
C4 WATERTABLE DETAIL
A200 1/2 SCALE



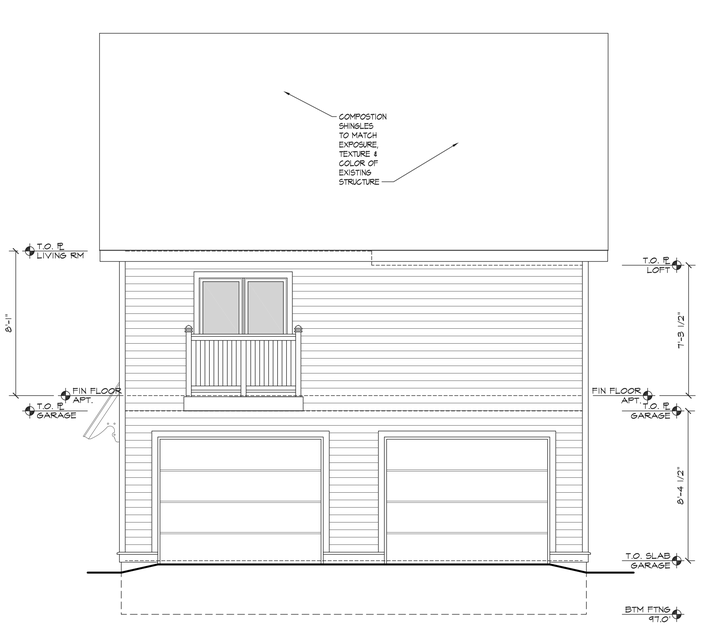
C3 EAST ELEVATION
A200 1/4" = 1'-0"



C1 SOUTH ELEVATION
A200 1/4" = 1'-0"



A3 NORTH ELEVATION
A200 1/4" = 1'-0"



A1 WEST ELEVATION
A200 1/4" = 1'-0"

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708 West Ninth allen@allenbelotarchitect.com
785-843-4970

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CARRIAGE HOUSE
319 East 7th Street
Lawrence, KS 66044

PROJECT # 1712
DATE: 20APRIL17
DRAWN BY:
CHECKED BY:
REVISIONS: 20JUNE17

EXTERIOR ELEVATIONS

Sheet
A200
2 of 3 Sheets

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 9: DR-17-00297
STAFF REPORT

A. SUMMARY

DR-17-00297 1000 BLK Pennsylvania Street (1026 Pennsylvania Street); Construction; Certificate of Appropriateness. The property is located in the environs of the Sargent S. Whitcomb House (1029 Delaware Street), and is located in the environs of Hobbs Park. Submitted by Struct/Restruct, LLC on behalf of Jason T. and Elizabeth T.A. Koepp, property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to construct a new 3 bedroom residence with a partial basement and a detached garage. The detached garage will be separated by an open 10' breezeway. The style and materials are of modern design.



Front of the lot located at 1026 Pennsylvania Street.



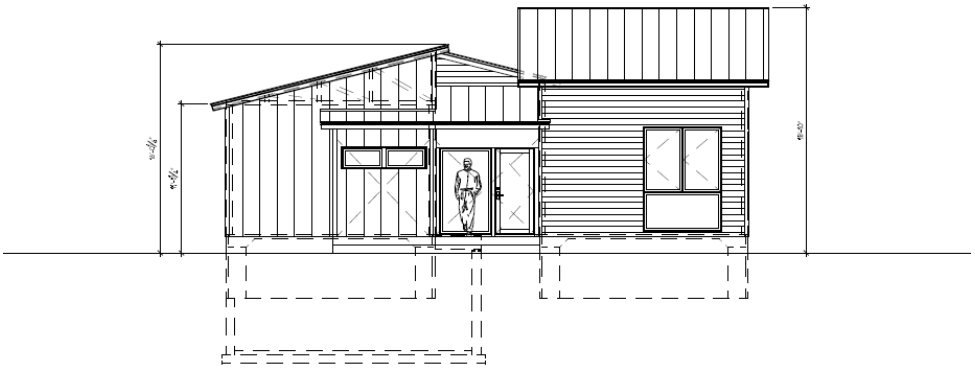
View of the lot from the alley.

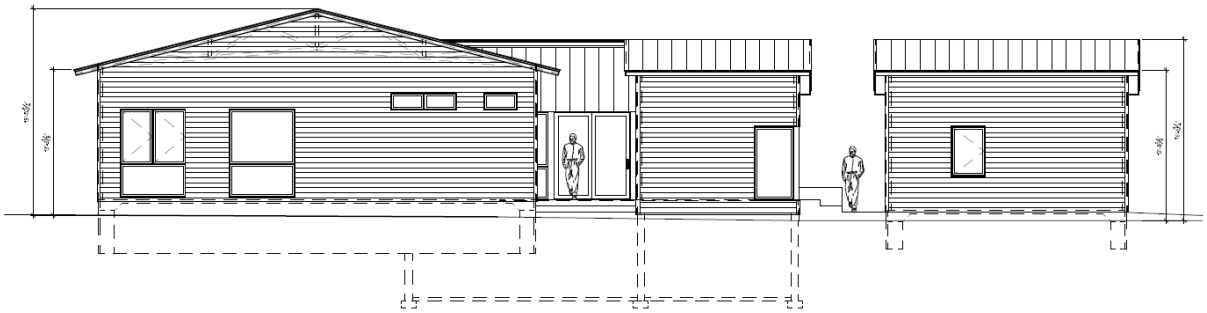
The proposed footprint spans from side yard setback to side yard setback with eave overhangs into the required yard at a distance that is permitted by the Land Development Code. The northern portion of the structure will be set apart from the southern portion of the structure and the intermediary space between the two will define the front porch. The new structure will be placed centrally on the lot with the two-car garage entry directly off the alley. The accessory structure will maintain a 5' setback off the alley. The total square footage of the structure is approximately 3100 sq. ft. and the overall height will be approximately 19'.

The north form of the proposed structure will have a simple shed roof and the south portion of the structure will have an opposing low pitched gable roof. The roofing materials will be standing seam metal roof. Proposed materials are horizontal plank siding with a 5" exposure, metal panels and accents of wood.

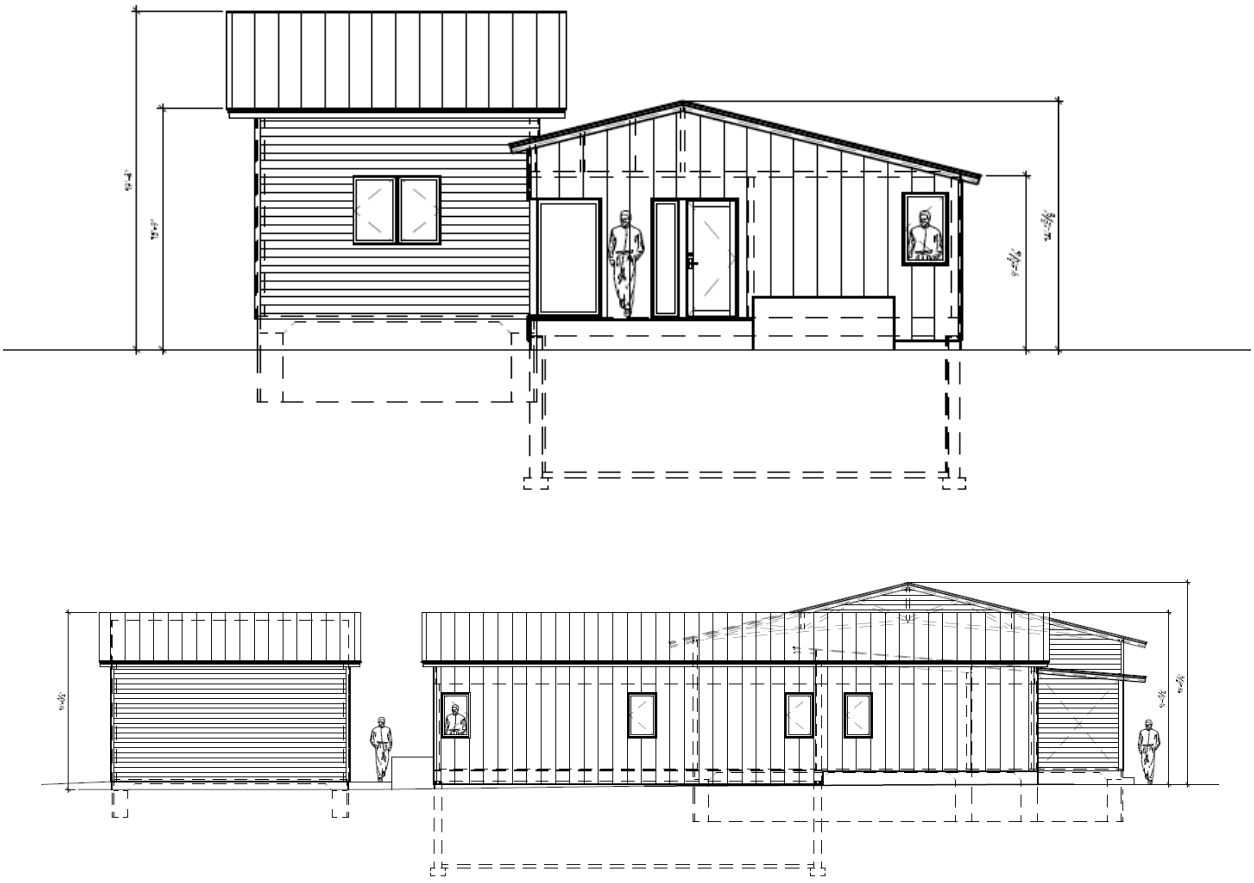
Fenestration on the house includes a recessed front porch area framed by the north and south forms of the structure. This (west) elevation has one large vertical window group on the south form of the house. The porch and entry area have a simple glass entry door and similar full height window light. Two small horizontal windows are positioned at a similar height on the north form of the structure. A simple shed room covers the entry/porch area and a portion of the north house form.

Several large vertical window configurations are located on the side (south elevation) of the house at the west end of the structure. Smaller high horizontal windows are proposed closer to the center of this elevation. A recessed patio area is defined by the west and east wings of the house and is situated between the north and south house forms. The glass entryway has a visual connection through to this patio area.





The north and east elevations have smaller vertical casement windows: four on the north elevation and one on the east elevation facing the garage. There is also a pedestrian door across from the pedestrian door in the garage that leads into a mudroom.



Proportions and styles of the windows are of modern design with minimal trim and a simple design approach. Windows are proposed to be Anderson Series Fibrex© casement windows. Doors are proposed to be Anderson Frenchwood inswing and Anderson Fibrex© slider doors. The garage

door will be paneled aluminum.

There is one double garage door proposed on the east elevation facing the alley. A pedestrian door is proposed facing the house (in the breezeway area) on the opposite side of the garage. A small window is proposed on the south elevation of the garage.

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.

Design Criteria 22-506
(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

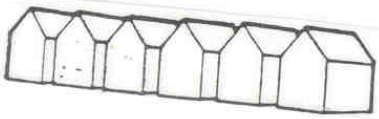
(a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial
separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

(b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

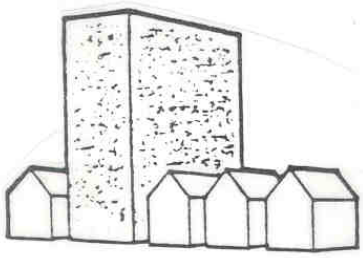
(c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

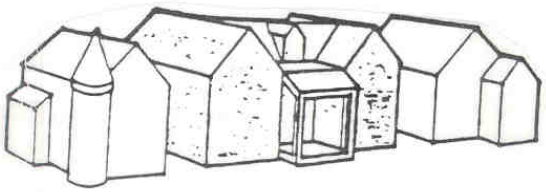


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

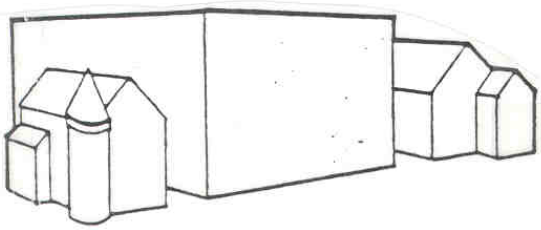


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

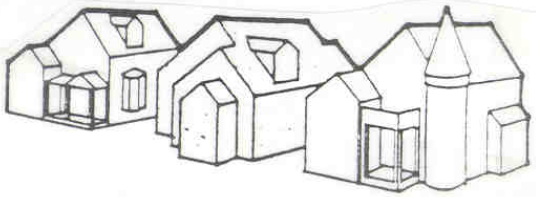


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

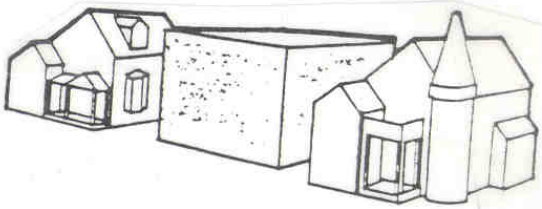


MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.

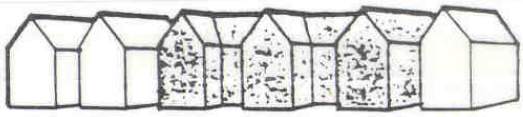


Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

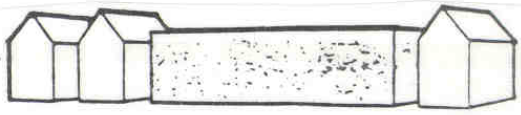


DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.

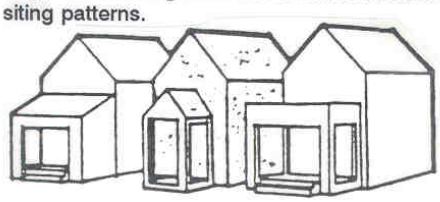


Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.

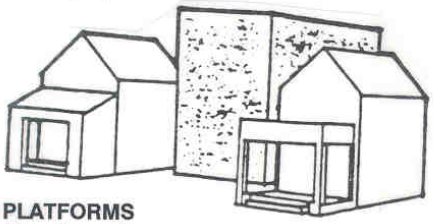


SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

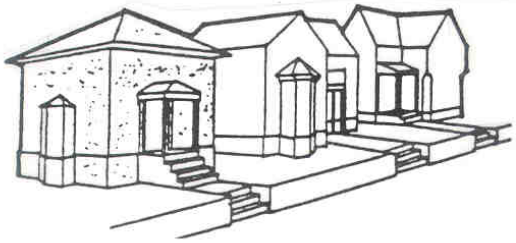


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse sitting already exists, even if proper setback is maintained.

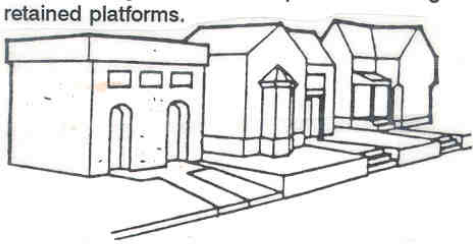


PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

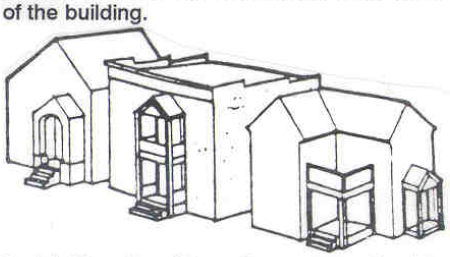


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

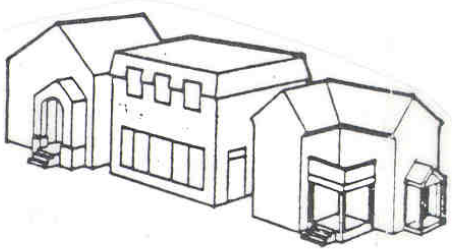


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few stops above the grade of the property and were a prominent visual feature of the street elevation of the building.

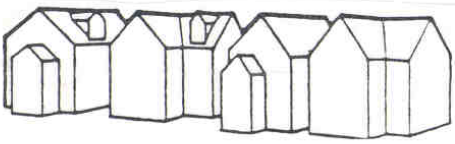


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

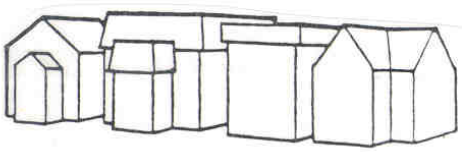


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

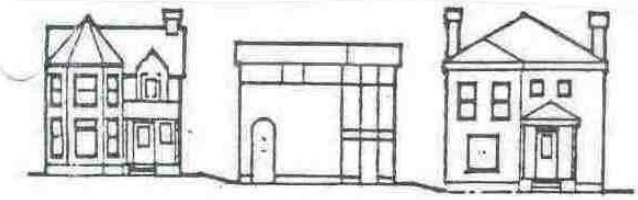


RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.

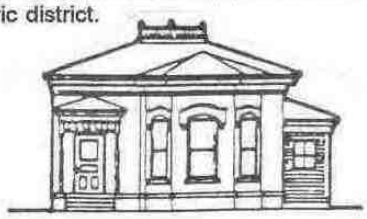


Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

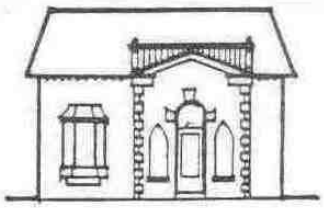


IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.



The property is in the environs of the Sargent S. Whitcomb House (1029 Delaware Street), and is located in the environs of Hobbs Park, Lawrence Register of Historic Places.

Environs Definition for the Sargent S. Whitcomb House.

The Environs for the 1029 Delaware Street, the Whitcomb House, should be reviewed in the following manner. The Environs are divided into two areas (see attached map) and 1026 Pennsylvania is located in Area 1. The following standards apply:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.



Environs Definition for Hobbs Park.

The Environs for Hobbs Park, located at 702 E. 11th Street, should be reviewed in the following manner. The Environs are divided into two areas (see attached map) and 702 E. 11th Street is located in Area 2. The following standards apply:



Area 2: While this area still maintains the residential character that is important to the environs of Hobbs Park, the properties in this area do not have a direct "line-of-sight" to 702 E. 11th Street. 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 Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

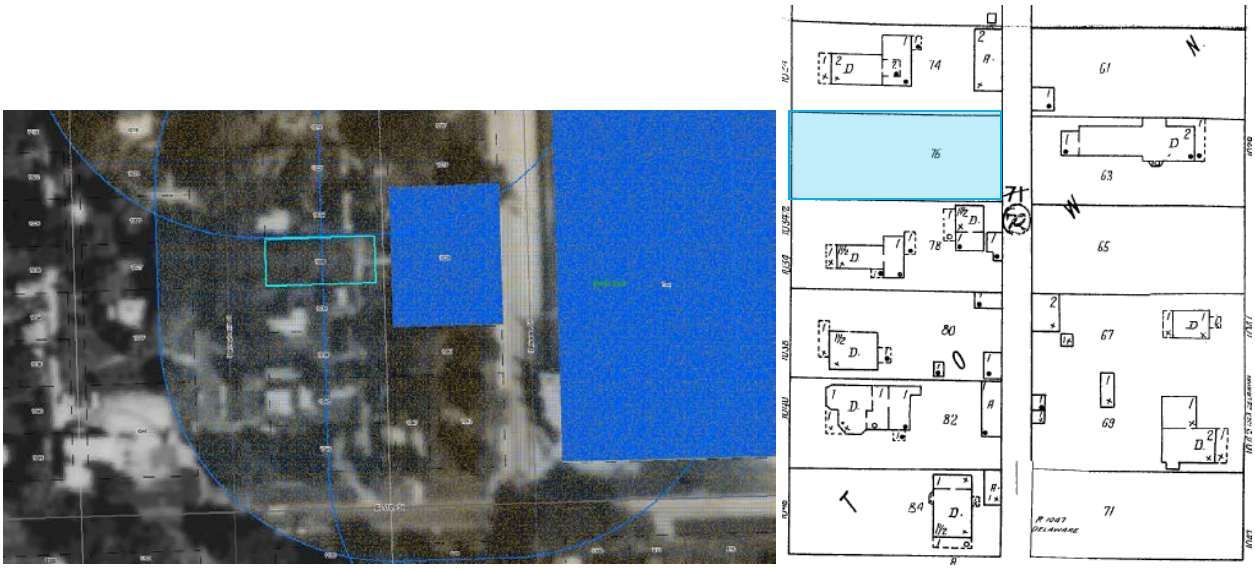
Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

D. STAFF ANALYSIS

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.

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 or its environment.

New construction in the environs of a listed property should be reviewed using the standards in 22-505. In addition, proposed 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 new construction. 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.



A 1966 aerial image shows the subject property as a vacant lot. The lot also appears to be vacant on a 1927 Sanborn Fire Insurance map. The vacant lot is highlighted in cyan. The Sanborn map also shows similar residential structures in the area and the listed property directly across the alley.

The existing parcel located at 1026 Pennsylvania is currently vacant. The applicant proposes infill construction on the site. The new structure will be a single-story frame structure of modern design with a gabled roof and a shed roof, modern windows, metal and lap siding, a concrete foundation and a detached two car garage.

New construction in the environs should relate to the setback, size, form, patterns, texture, materials, and color of the features that characterize the environs of listed properties. Where there are inconsistent setbacks or varied patterns, the new construction should fall within the range of typical setbacks and patterns in the environs of the listed property.

The location of the Sargeant S. Whitcomb House (1029 Delaware Street) is directly across the alley from 1026 Pennsylvania Street. There is a direct line of sight from the subject property to the listed structure. The size, form and massing of the proposed structure is subordinate in nature to the listed property. The neighborhood and environs of the listed property have a mix of single and two story structures.

The proposed new construction meets the guidelines for orientation, height, size, scale, and mass. However, staff has significant concerns about the lack of a true front porch, the primary roof form as viewed from the public right-of-way, the lack of a higher pedestal form, the atypical fenestration and rhythm created by the fenestration pattern and window sizes, and the materials.

While the overall proposed site placement and setbacks are within the range of setbacks and site placement in the area, an important characteristic of the environs of the listed property is the pattern created by the area of front yard, side yards, structure, rear yard, and accessory structures located adjacent to the alley or at the rear of the lot. The proposed project respects some of these

patterns specifically the detached garage adjacent to the alley. However, it is not typical in this area of the neighborhood or the environs of the listed properties to have primary structures that encompass the entire lot with minimum side yards on either side. Most often, if one side yard is small, the opposite side yard has been increased to compensate and to increase green space. Many times this was because the structures were not typically as wide as the lots. The size of the house has also limited the size of the rear yard space.

The proposed roof type for the primary structure likely never existed in the environs of the listed property. The form is not appropriate for the environs. The standards established in Chapter 22, specifically standard 9, states:

> *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.*

While the contemporary design of the roof should not be discouraged, the standard also states that the design should be compatible with the character of the environs. Alterations to the existing roof form could possibly help the element be more compatible with the environs. Staff is of the opinion that the applicant should work with the Architectural Review Committee to investigate possible design options that will alter the designed roof form while keeping the contemporary design of the roof.

Similarly, the lack of a true front porch, a significant character-defining element in the environs, and the atypical fenestration pattern and window sizes may be contemporary but they have no architectural conversation or compatibility with the historic features in the environs. It is possible for contemporary architecture to relate and be compatible with historic architecture while not mimicking historic structures.

The proposed structure does have a basement and does have the opportunity to have a raised platform to be more compatible with the structures in the area. This can be accomplished without harming the overall contemporary design of the structure.

Metal siding is almost never appropriate in historic areas for the primary façade of a primary structure. The material for this elevation should be changed.

The size of the proposed detached garage is typical for modern garage structures in historic areas. As mentioned above, it is also adjacent to the alley which is the historic location of accessory structures. The materials used on the garage are compatible with the materials in the environs.

Staff is of the opinion that the proposed new construction may be compatible with the environs of the listed property if adjustments can be made: to the roof shape of the structures, alteration of the front yard setback to create a larger rear yard, window size and placement, and appropriate use of and type of siding material.

Staff is of the opinion that with some design refinement the project can meet the goals of the applicant while meeting the standards and guidelines of Chapter 22 if the applicant agrees to work with the Architectural Review Committee.

E. STAFF RECOMMENDATION

Certificate of Appropriateness

Staff recommends the Historic Resources Commission defer the proposed project to allow for the applicant to work with the Architectural Review Committee on:

1. Roof shape for primary structure
2. Materials and location of materials
3. Fenestration patterns and sizes
4. Porch on primary elevation
5. Platform

1014
1015
1012
1015
1018
1019
1016
1017
1022
1023
1020
1019
1026
1000
1024
1030
1027
1000
1029
Hobbs Park
702
OS
RS5
Pennsylvania St
Delaware St
20045C0178E
1034
1035
1034
1036
1038
1041
RM12D
1040
1045
1040
1047
1043
CS
1046
1046
E 11th St

RECEIVED

JUN - 5 2017

City County Planning Office
Lawrence, Kansas

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 1000 BLK PENNSYLVANIA ST

Legal Description (*may be attached*) PENNSYLVANIA STREET LTS 76 (U00151A SPLIT 2016)

OWNER INFORMATION

Name(s) JASON & LIZ KOEPP

Contact LIZ KOEPP

Address 726 ALABAMA ST.

City LAWRENCE State KS ZIP 66044

Phone (____) _____ Fax (____) _____

E-mail LIZKOEPP73@GMAIL.COM Cell Phone (785) 760-1414

APPLICANT/AGENT INFORMATION

Contact ERIC JAY

Company STRUCT/RESTRUCT, LLC

Address 1146 HASKELL AVE.

City LAWRENCE State KS ZIP 66044

Phone (____) _____ Fax (____) _____

E-mail ERIC@STRUCTRESTRUCT.COM Cell Phone (785) 760-6473

Existing Zoning RS5	Existing Land Use VACANT	Proposed Land Use RESIDENTIAL	# of Buildings 2
Total site area 5850	Existing Building Footprint 0	Proposed Building Footprint 2229 SF W/ GARAGE	Open Space Area 3621 SF
Existing Pavement Coverage 0	Proposed Pavement Coverage		

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)	

DR-17-00297

Property Address: 1124 PENNSYLVANIA

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

A SINGLE STORY 3BD/2BA RESIDENCE WITH A PARTIAL BASEMENT AND A DETATCHED GARAGE. THE PLAN CONSISTS OF TWO SLIGHTLY SHIFTED FORMS WITH A CONNECTOR BETWEEN. THE CONNECTOR ACTS AS THE MAIN ENTRY AND THE ENTRY TO THE EAST YARD.

THE NORTH FORM INCLUDES THE PRIVATE SPACES; MASTER BEDROOM, KID'S BEDROOMS, AND BATHROOMS, THE SOUTH FORM INCLUDES THE PUBLIC SPACES; LIVING, DINING AND KITCHEN.

THE DETACHED GARAGE IS SEPARATED BY A 10'-0" BREEZEWAY.

THE FOOTPRINT SPANS FROM SIDEYARD SETBACK TO SIDEYARD SETBACK, WITH THE NORTH FORM BEING THE LONGER OF THE TWO. THE SOUTH FORM IS PROWED OF THE NORTH FORM BY 8', IS THE PROMINENT FACADE, AND DEFINES THE FRONT PORCH.

THE NORTH FORM IS COVERED WITH A SIMPLE SHED ROOF AND THE SOUTH FORM WITH AN OPPOSING LOW PITCHED GABLE. THE MATERIALS CONSIST OF HORIZONTAL PLANKED SIDING, METAL PANELS, AND ACCENTS OF WOOD.

Reason for Request: (Attach additional sheets if necessary)

FOR APPROVAL TO BUILD A NEW RESIDENCE ON THE VACANT LOT ON THE 1000 BLK OF PENNSYLVANIA.

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

Contact ERIC JAY

Company STRUCT/RESTRUCT, LLC

Address 1146 HASKELL AVE.

City LAWRENCE State KS ZIP 66044

Phone (____) _____ Fax (____) _____

E-mail ERIC@STRUCTRESTRUCT.COM Cell (785) 760-6473

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 06.05.17

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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

OWNER AUTHORIZATION

I/WE Jason & Elizabeth Koepp, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 6 day of June, 2017, 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 Eric Jay (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 _____ (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 _____

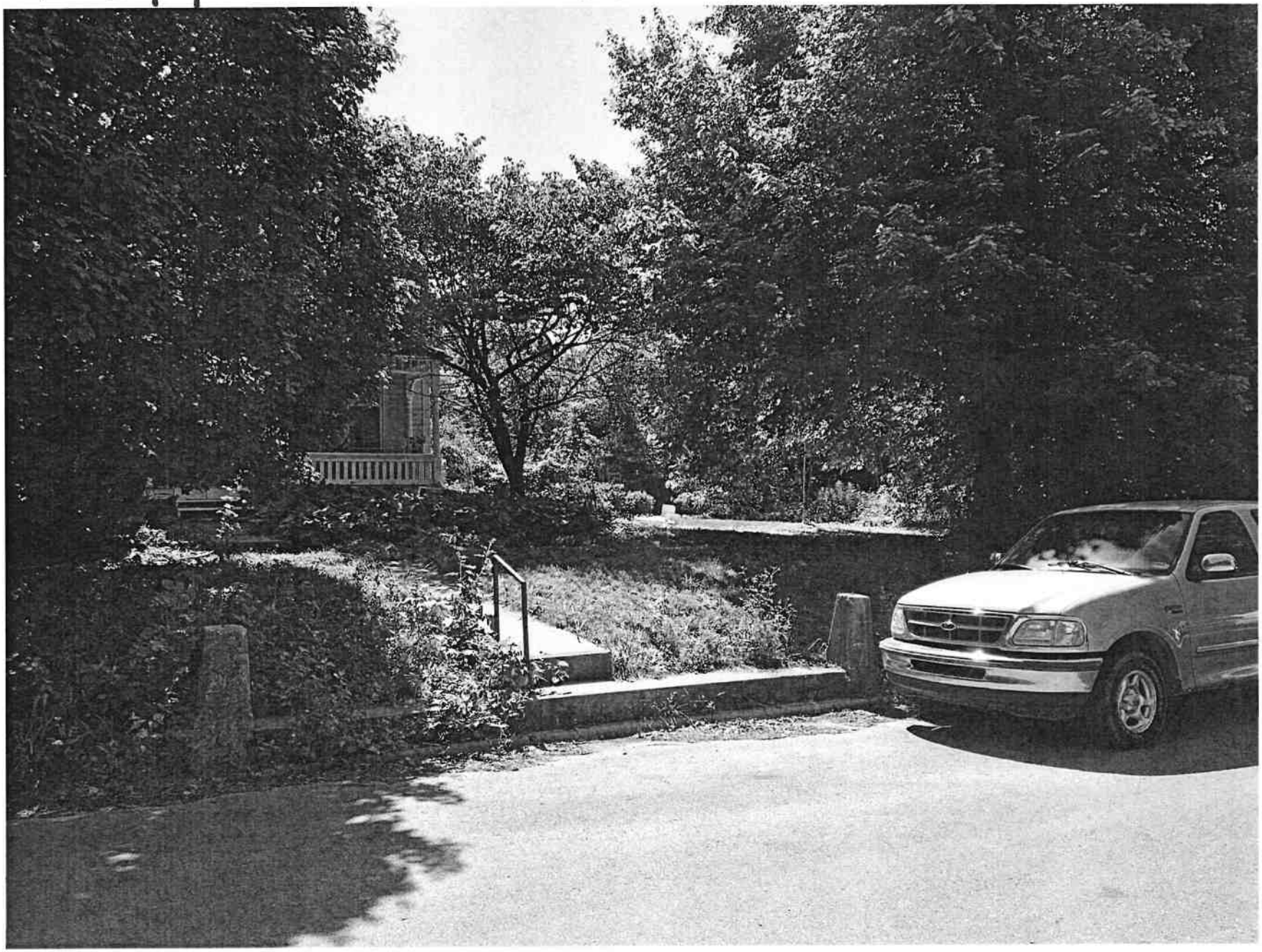
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 5th day of June, 2017 by _____.

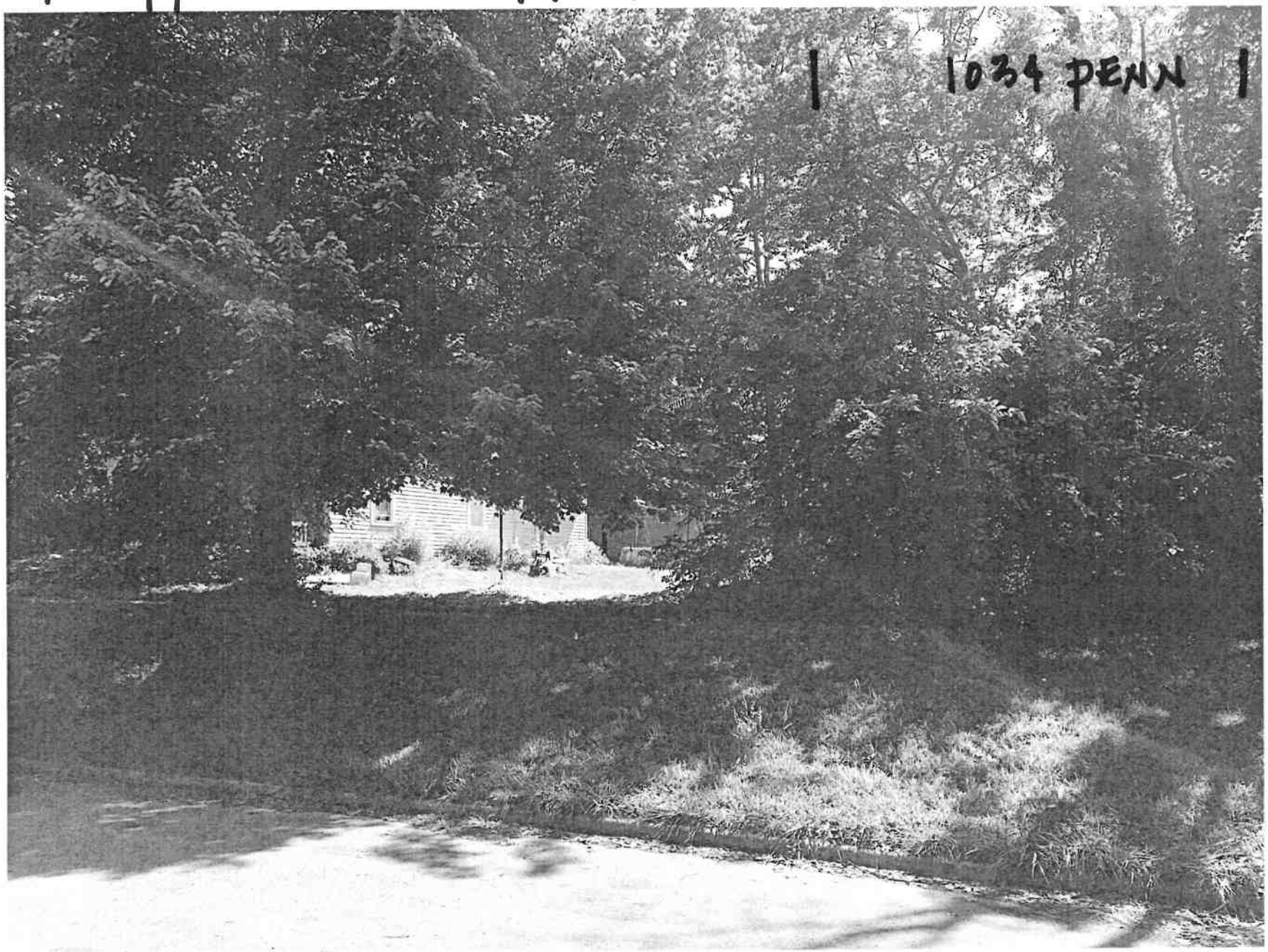
My Commission Expires: 4-25-20 _____
Notary Public

Dee Sanner
NOTARY PUBLIC—STATE OF KANSAS
My Appt. Exp. 4-25-20

KOEPP: LOT VIEW FROM NW.

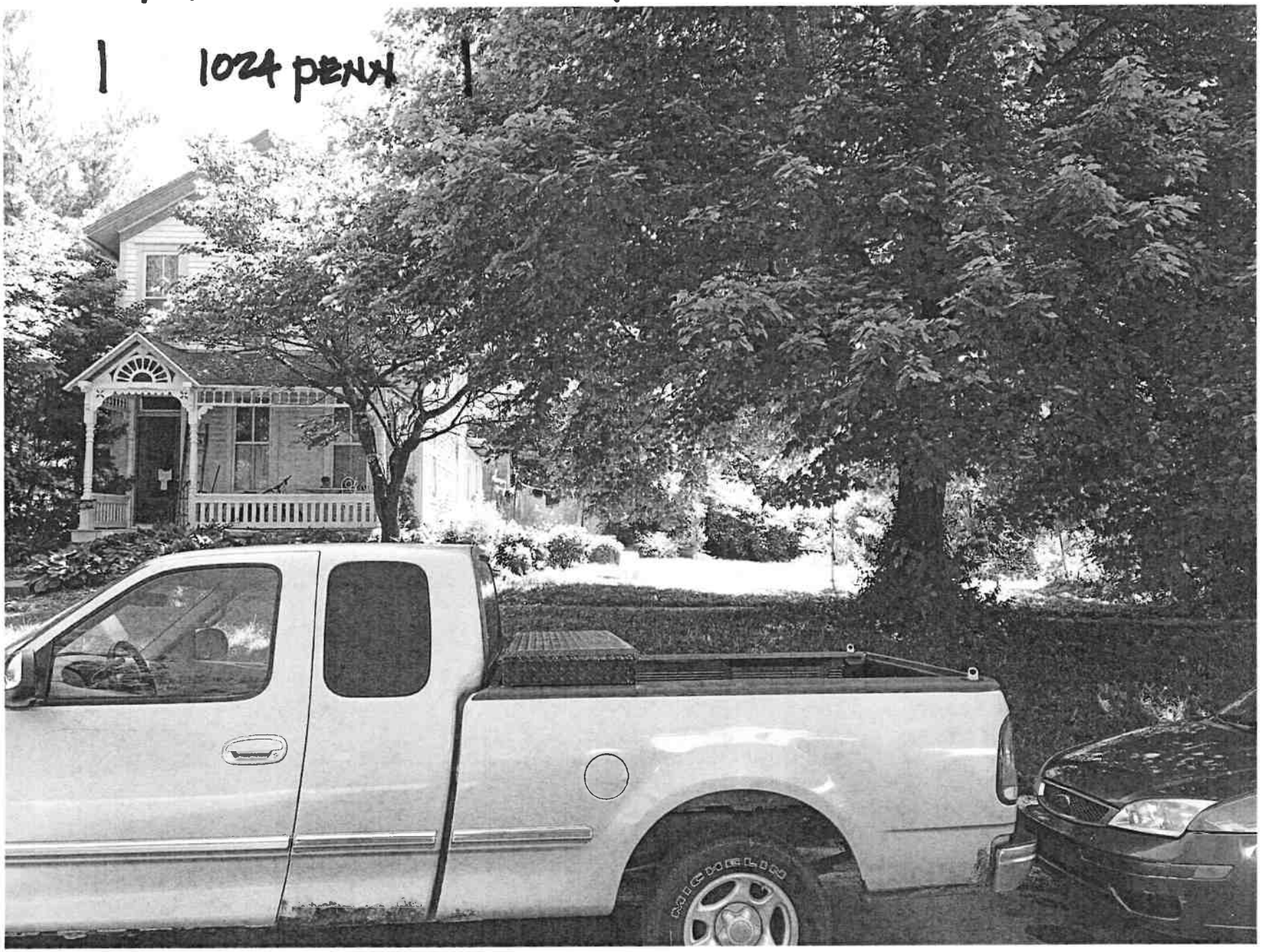


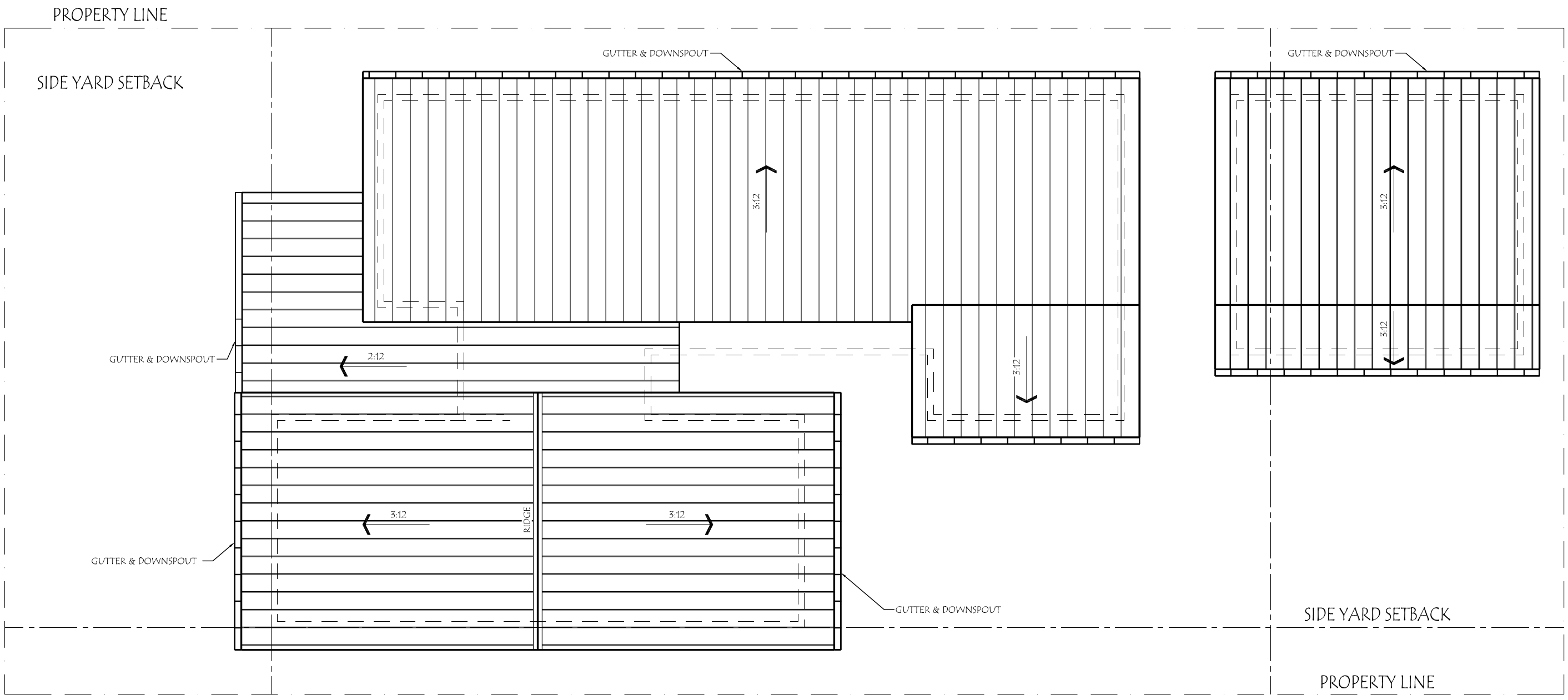
KOEPP: LOT VIEW FROM SW.



KOEPP: LOT VIEW FROM W.

1024 PENN





SITE PLAN

0 2 4 8 16 32 64

SCALE : ⅛" = 1'-0"

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1146 HASKELL AVE.
LAWRENCE,KS 66044
PH:785.760.6473
ERIC@STRUCTRESTRUCT.COM
WWW.STRUCTRESTRUCT.COM

KOEPP RESIDENCE
1026 Pennsylvania St.
Lawrence, Kansas 66044

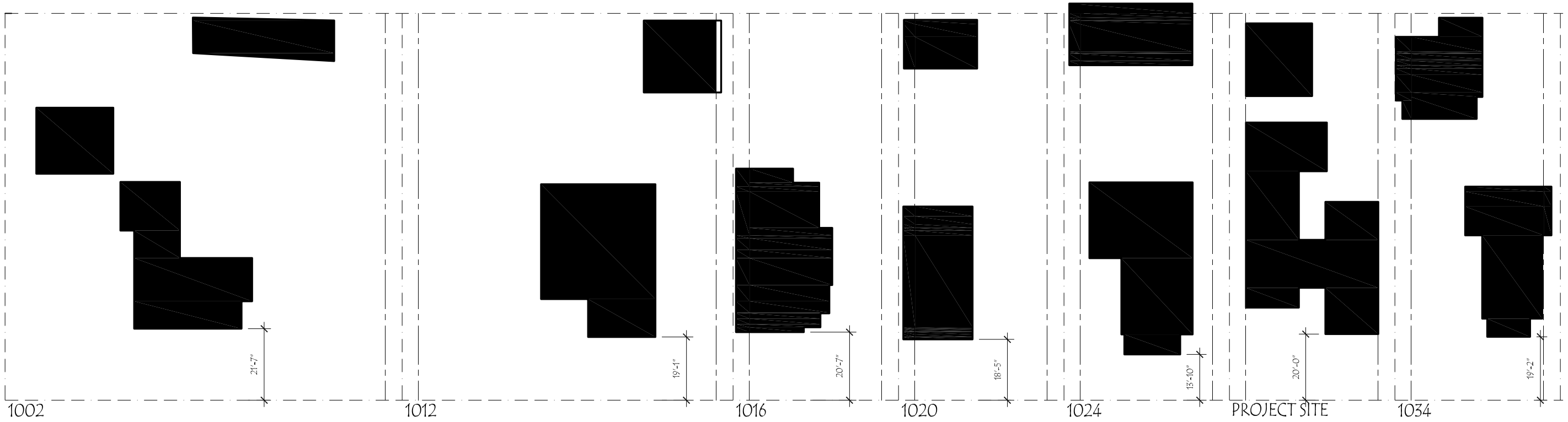
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ISSUE DATE: 07.19.17
PROJECT NAME: Koepp
DRAWN BY: EJ

HRC SET

SITE PLAN

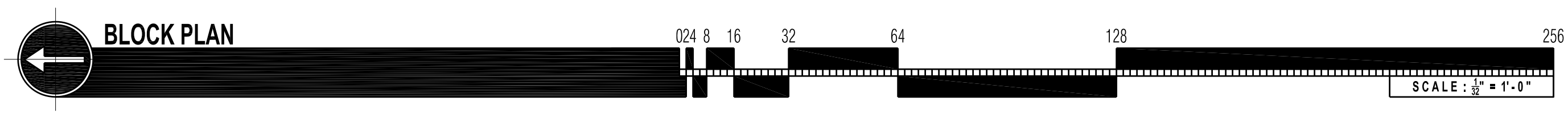
A1.1



EAST SIDE OF 1000 BLOCK OF PENNSYLVANIA

FRONT YARD SETBACK

1002	21′-7″
1012	19′-1″
1016	20′-7″
1020	18′-5″
PROJECT SITE	20′-0″
1034	19′-2″
1038	13′-6″
1040	21′-3″
1046	NOT APPLICABLE
AVERAGE	19′-1″



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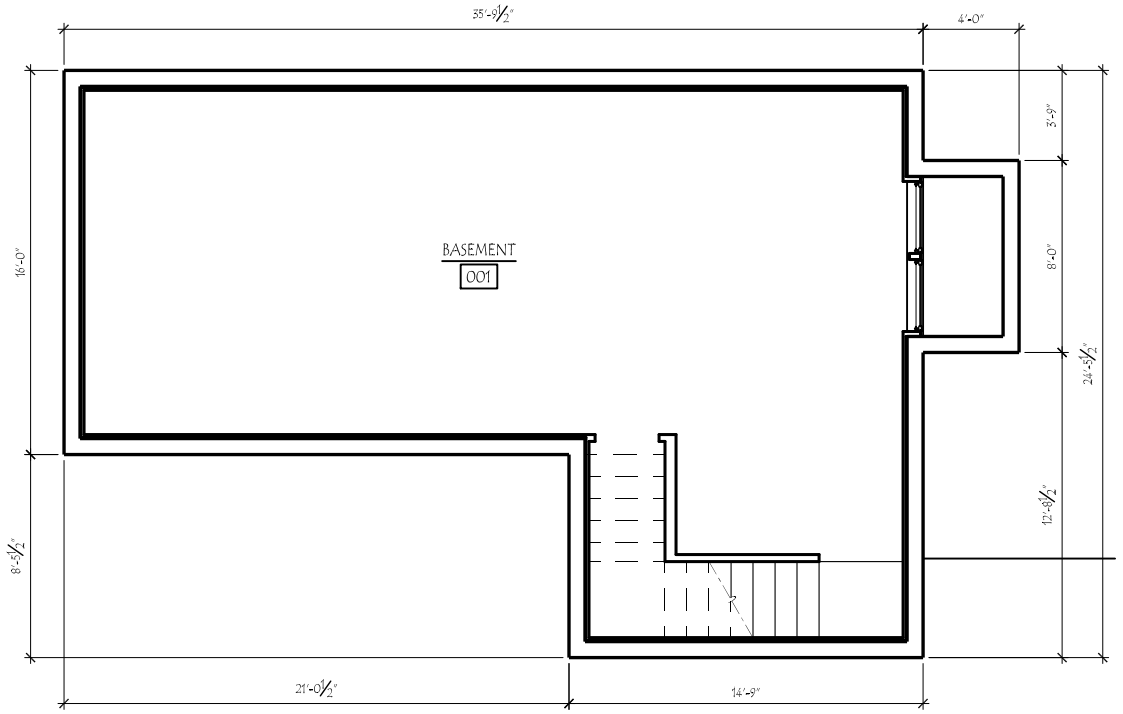
REV.	DATE	DESCRIPTION

ISSUE DATE: 07.19.17
PROJECT NAME: Koepp
DRAWN BY: EJ

HRC SET

SITE PLAN

A1.2



SQUARE FOOT CALCULATIONS:

BASEMENT 697 SF

BASEMENT LEVEL FLOOR PLAN

0 2 4 8 16 32 64

SCALE : ⅛" = 1'-0"

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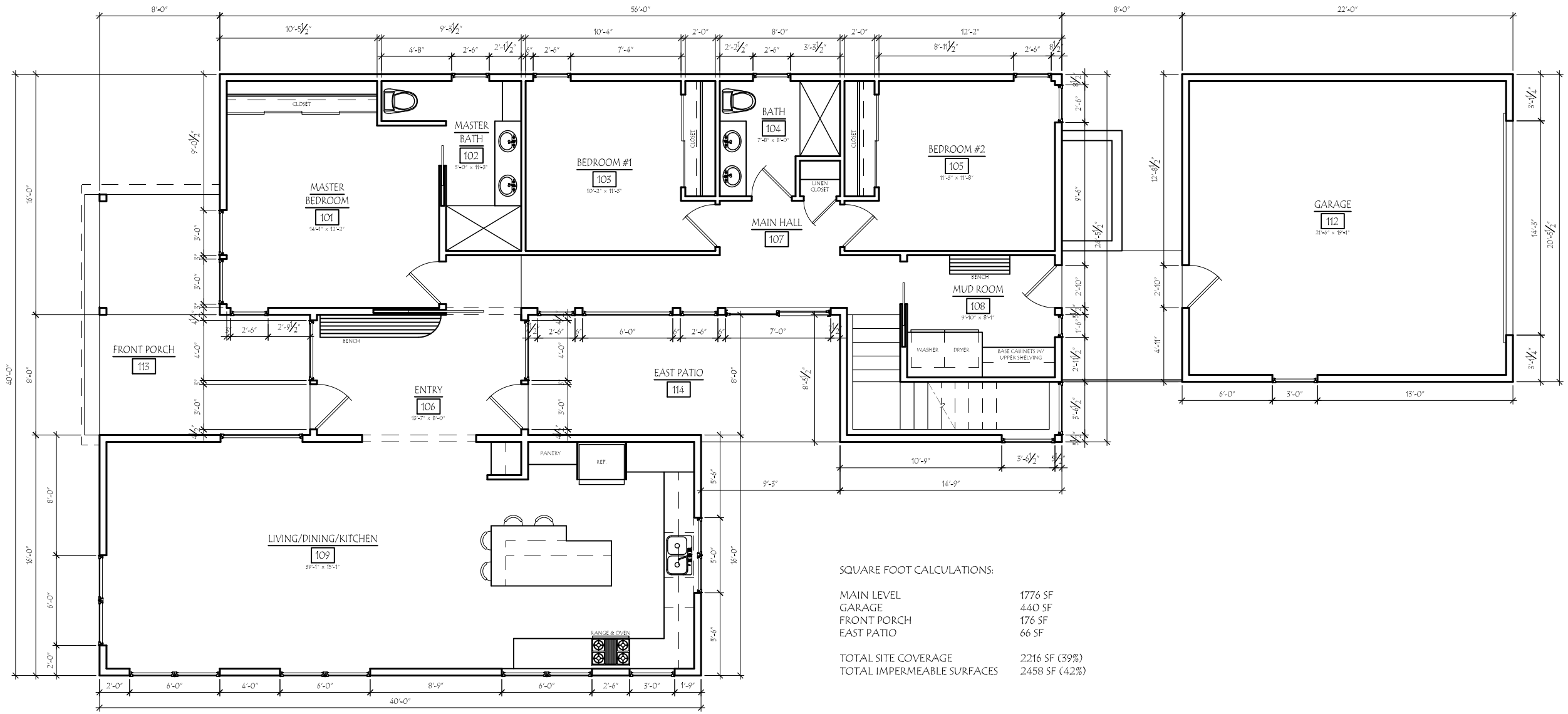
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ISSUE DATE: 07.19.17
PROJECT NAME: Koepp
DRAWN BY: EJ

HRC SET

FLOOR PLANS

A2.0



SQUARE FOOT CALCULATIONS:

MAIN LEVEL	1776 SF
GARAGE	440 SF
FRONT PORCH	176 SF
EAST PATIO	66 SF
TOTAL SITE COVERAGE	2216 SF (39%)
TOTAL IMPERMEABLE SURFACES	2458 SF (42%)

MAIN LEVEL FLOOR PLAN

0 2 4 8 16 32 64

SCALE : ⅛" = 1'-0"

SAS Design/Build
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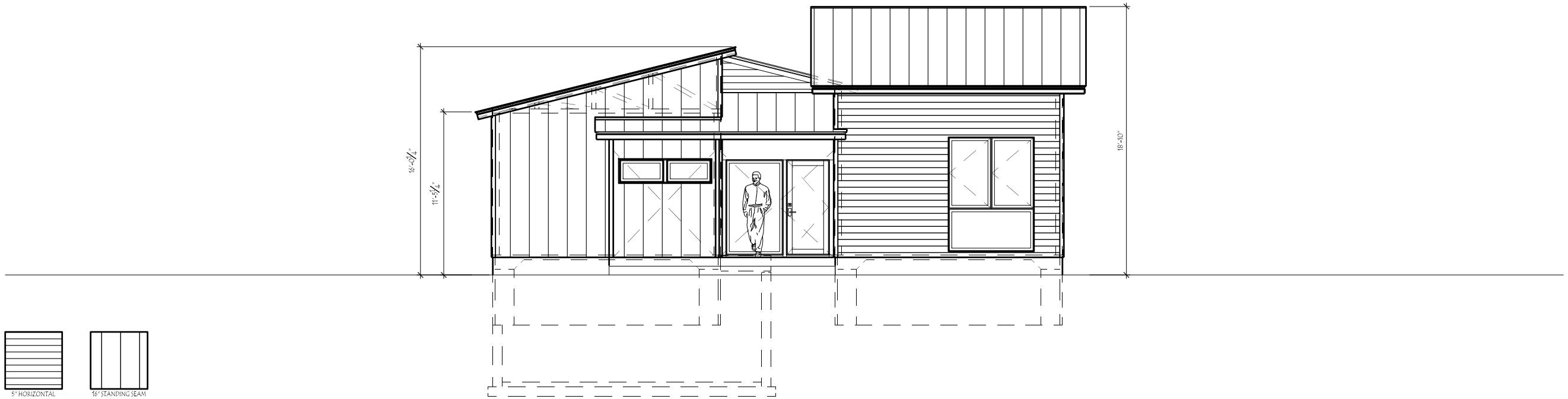
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HRC SET

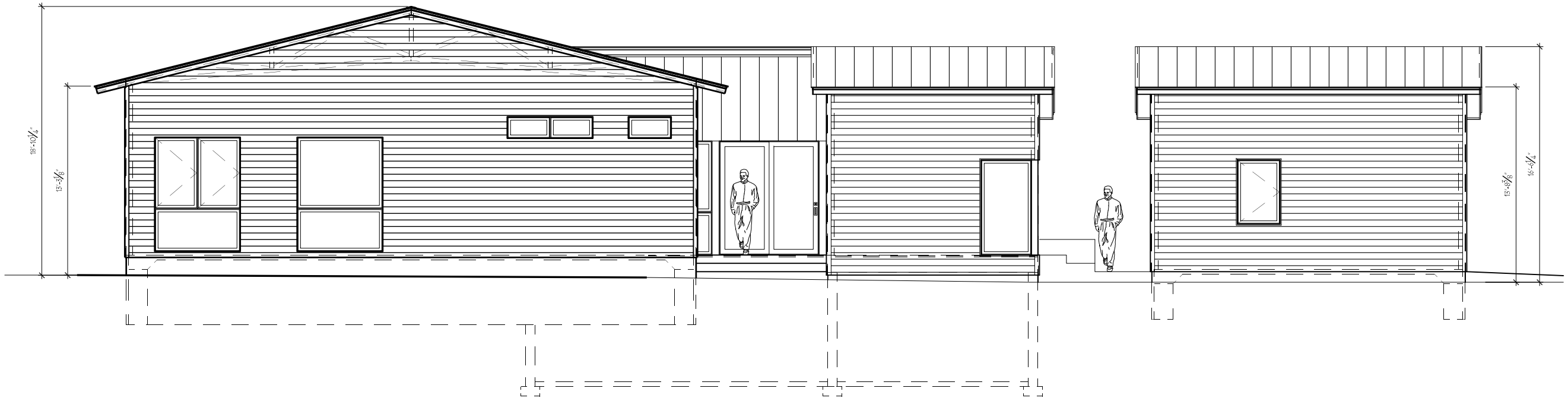
FLOOR PLANS

A2.1



5" HORIZONTAL CEMENT BOARD SIDING

16" STANDING SEAM METAL SIDING & ROOFING



WEST & SOUTH ELEVATIONS

0 2 4 8 16 32

SCALE : ¼" = 1'-0"

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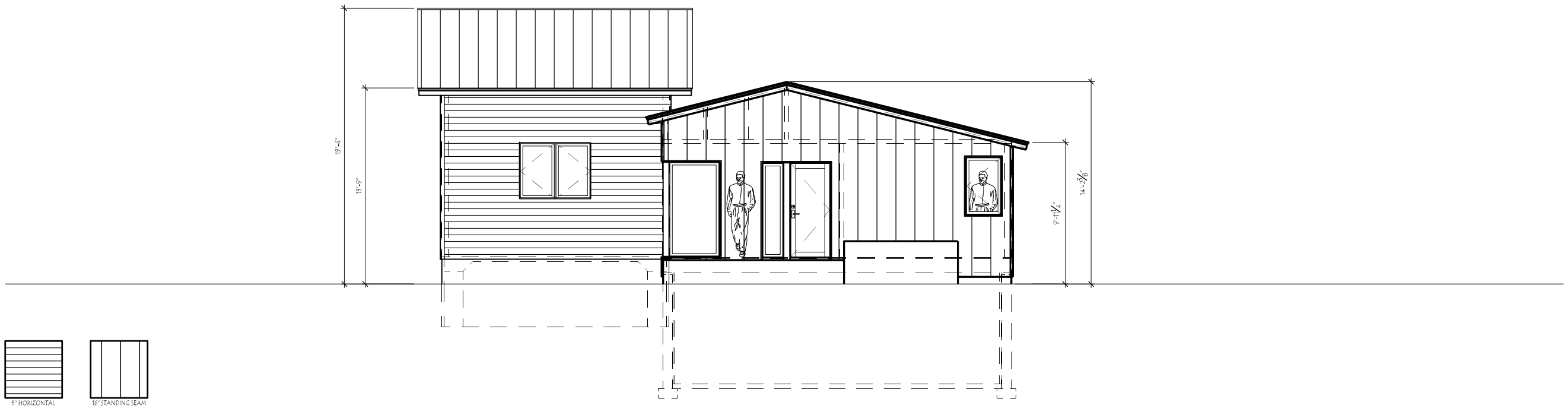
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HRC SET

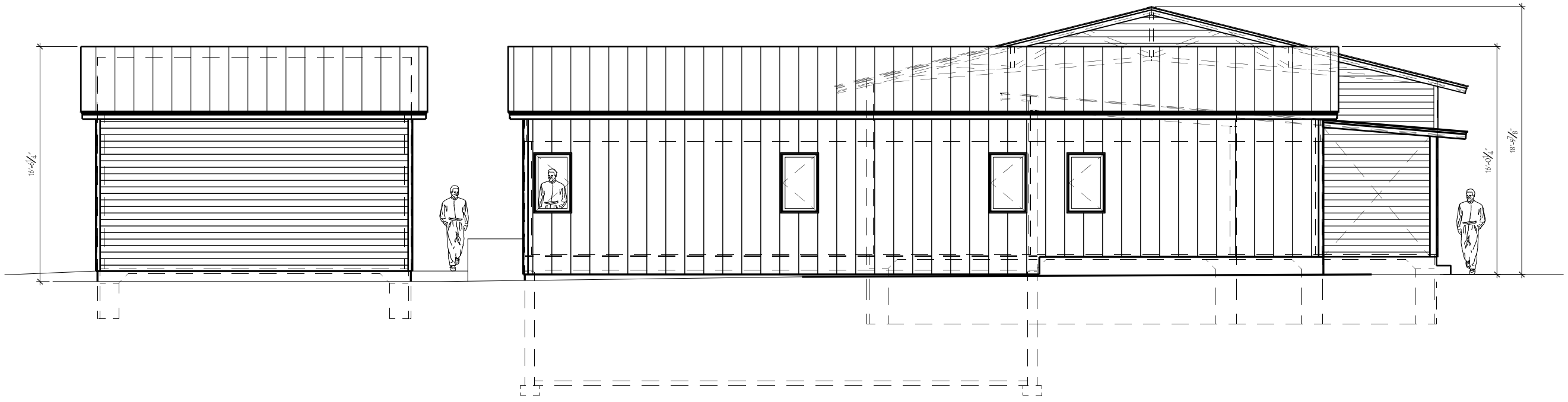
ELEVATIONS

A3.1



5" HORIZONTAL CEMENT BOARD SIDING

16" STANDING SEAM METAL SIDING & ROOFING



EAST & NORTH ELEVATIONS

0 2 4 8 16 32

SCALE : ¼" = 1'-0"

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REV.	DATE	DESCRIPTION

ISSUE DATE: 07.19.17
PROJECT NAME: Koepp
DRAWN BY: EJ

HRC SET

ELEVATIONS

A3.2

Andersen WINDOWS • DOORS

100 SERIES



CASEMENT WINDOWS

Offering full top-to-bottom ventilation, Andersen® 100 Series casement windows are made with our revolutionary Fibrex® composite material to give you a window that is durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water

ASK ABOUT ENERGY STAR

- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

White | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Black

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

100 SERIES CASEMENT WINDOWS

Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

HIGH-PERFORMANCE GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Tempered glass and other glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure | Cascade | Reed | Fern

FRAME OPTIONS

1-3/8" flange setback, 1" flange setback with stucco key or replacement configuration.

ADDITIONAL FEATURES

- Sash design allows for venting in a variety of weather conditions
- Sash operator provides almost effortless opening and closing, regardless of unit size

INTERIOR OPTIONS



White | Sandtone | Dark Bronze* | Black*

HARDWARE



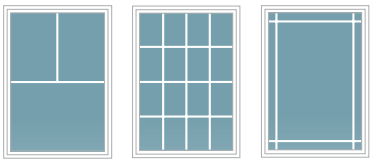
Antique Brass | Black | Dark Bronze | Sandtone | Satin Nickel | **White**

GRILLES

Choose from the following grille options:

- Finelight™ grilles-between-the-glass
- Finelight with exterior grilles
- Simulated divided light
- Full divided light

All grille options are available in a variety of patterns.



Tall Fractional | Colonial | Prairie

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively.
Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.
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WINDOWS • DOORS Andersen

For more information, visit **andersenwindows.com/100series**

Andersen WINDOWS • DOORS

400 SERIES



FRENCHWOOD® HINGED INSWING PATIO DOORS

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. With traditional design and modern performance, these doors give you the choice of four interiors, including unfinished pine, oak and maple, or a low-maintenance white finish. For added style, a wide range of grille, hardware and art glass options are available.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting protection
- Wood panel members exterior are coated with a urethane finish
- The sill features three-piece construction of solid oak and aluminum fortified by Fibrex® material



ENERGY EFFICIENT

ASK ABOUT ENERGY STAR

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Frenchwood® hinged patio doors have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**

BEAUTIFUL

- Four exterior color options
- Unfinished pine, oak, maple or factory-finished white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS

White | Sandtone | Terratone | Forest Green

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

**Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS

GLASS OPTIONS

LOW-E4® GLASS

- Low-E4® tempered glass
- Low-E4® SmartSun™ tempered glass
- Low-E4® Sun tempered glass
- Additional glass options are available. Contact your Andersen dealer.

ART GLASS

A wide range of art glass patterns, including Frank Lloyd Wright® series designs are available to add beauty to your home.

PATTERNED GLASS

Available in four attractive patterns ideal for letting light into the home while obscuring vision.

ADDITIONAL FEATURES

- Available in one-, two- and three-panel configurations
- Multipoint locking system that seals the doors tight at the top, center and bottom
- A thermal barrier in the sill reduces conductive heat loss and limits condensation on the inside
- Quality construction with mortise-and-tenon dowel joints
- Extensive array of options and accessories, including sidelights and transom windows
- Adjustable hinges with ball-bearing pivots for smooth, frictionless movement

INTERIOR OPTIONS

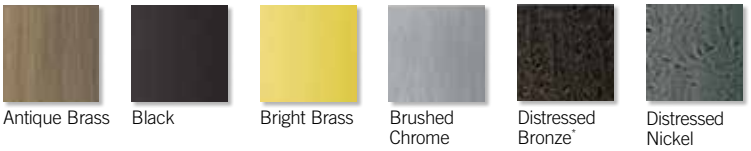


Maple | Oak | Pine | White*

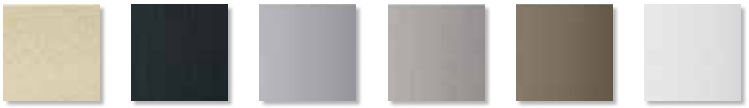
*Prefinished White interiors are only available on units with White exteriors.

Naturally occurring variations in grain, color and texture of wood make each door one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze* | Distressed Nickel



Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

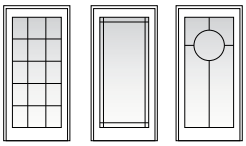
*Distressed Bronze and Oil Rubbed Bronze are "living" finishes that will change with time and use.

EXTERIOR TRIM

Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



YUMA®



Distressed Bronze
Distressed Nickel

ENCINO®



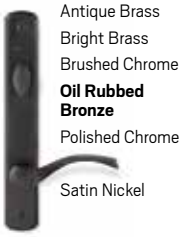
Distressed Bronze
Distressed Nickel

ANVERS®



Bright Brass
Oil Rubbed Bronze
Satin Nickel

NEWBURY®



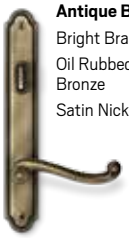
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

COVINGTON™



Antique Brass
Bright Brass
Oil Rubbed Bronze

WHITMORE®



Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY



Black
Gold Dust
Stone
White

TRIBECA®



Stone
White

Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

Frank Lloyd Wright is a trademark of the Frank Lloyd Wright Foundation.

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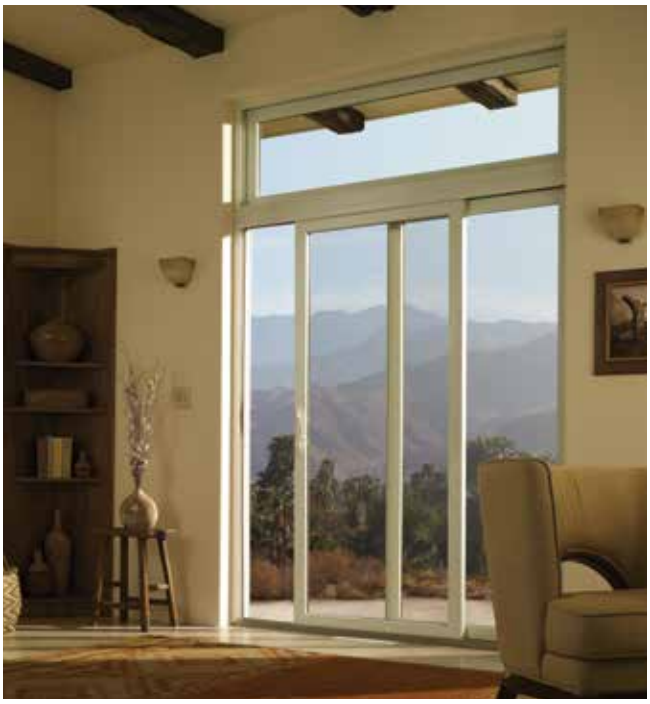
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For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

Andersen WINDOWS • DOORS

100 SERIES





GLIDING PATIO DOORS

Andersen® 100 Series gliding patio doors are made with our revolutionary Fibrex® composite material to give you a patio door that is durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich exterior colors that are low-maintenance and complement virtually any architectural style. Featuring smooth gliding motion on easily adjustable rollers, as well as a multi-point locking system for added security, 100 Series patio doors are a quality alternative to vinyl.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water

ASK ABOUT ENERGY STAR

- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series gliding patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

White | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Black

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

100 SERIES GLIDING PATIO DOORS

Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

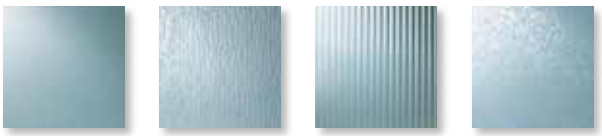
HIGH-PERFORMANCE GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Tempered glass and other glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure | Cascade | Reed | Fern

FRAME OPTIONS

1-3/8" flange setback, 1" flange setback with stucco key or replacement configuration.

ADDITIONAL FEATURES

- Easily adjustable rollers for a smooth gliding motion
- Multi-point locking system for added security

INTERIOR OPTIONS



White | Sandtone | Dark Bronze* | Black*

HARDWARE

Tulsa hardware exterior handles match the door's exterior color, while interior handles are white or sandtone to match the interior. Afton hardware has the same finish inside and out, and is available in four finishes.



Tulsa | Afton

AFTON HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Satin Nickel

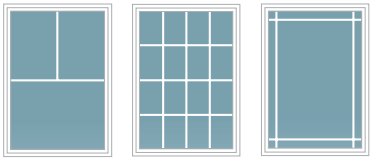
Tulsa hardware matches the exterior and interior color options.

GRILLES

Choose from the following grille options:

- Finelight™ grilles-between-the-glass
- Finelight with exterior grilles
- Simulated divided light
- Full divided light

All grille options are available in a variety of patterns.



Tall Fractional | Colonial | Prairie

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BERRIDGE MANUFACTURING COMPANY
KYNAR 500® HYLAR 5000™ COLOR FINISHES

(210) 650-3050
www.berridge.com

Standard Colors



Premium Colors

Berridge premium colors require a nominal surcharge.



Metallic Colors

Berridge metallic colors are premium finishes which require a nominal surcharge.



Natural Metal Finish

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.





Please consult the BMC Technical department at Technical@Berridge.com for LEED and Energy Star compliance information.
Due to limitations in the printing process, please request actual color chips for accurate color viewing.

ENERGY STAR PARTNER

Energy Star is only valid in the United States.

Berridge Stock Availability and Color Details

S - Stock Color N - Non-Stocking Color N/A - Not Available

Standard Colors	24 Gauge		22 Gauge*		0.032 Aluminum*		0.040 Aluminum*		SR	EM	SRI
	48"	42"	48"	42"	48"	42"	48"	42"			
Aged Bronze	S	S	S	N	S	N	S	N/A	0.30	0.86	30
Almond	S	S	S	N	S	N	S	N/A	0.65	0.83	77
Bristol Blue	S	S	N	N	N	N	N	N/A	0.33	0.85	33
Buckskin	S	S	S	N	N	N	N	N/A	0.32	0.83	32
Burgundy	S	S	N	N	N	N	N	N/A	0.29	0.85	29
Charcoal Grey	S	S	S	N	N	N	N	N/A	0.29	0.84	28
Cityscape	S	S	N	N	N	N	N	N/A	0.48	0.87	54
Colonial Red	S	S	N	N	N	N	N	N/A	0.33	0.85	34
Copper Brown	S	S	N	N	N	N	N	N/A	0.30	0.85	29
Dark Bronze	S	S	S	N	S	N	S	N/A	0.28	0.85	27
Deep Red	S	S	N	N	N	N	N	N/A	0.39	0.84	41
Evergreen	S	S	N	N	N	N	N	N/A	0.30	0.85	30
Forest Green	S	S	S	N	N	N	N	N/A	0.25	0.83	22
Hartford Green	S	S	N	N	N	N	N	N/A	0.28	0.83	26
Hemlock Green	S	S	N	N	N	N	N	N/A	0.31	0.83	30
Matte Black	S	S	N	N	N	N	N	N/A	0.26	0.89	26
Medium Bronze	S	S	S	N	S	N	S	N/A	0.31	0.85	31
Parchment	S	S	S	N	S	N	S	N/A	0.52	0.83	58
Patina Green	S	S	N	N	N	N	N	N/A	0.34	0.86	36
Royal Blue	S	S	N	N	N	N	N	N/A	0.26	0.85	25
Shasta White	S	S	S	N	S	N	S	N/A	0.60	0.84	70
Sierra Tan	S	S	S	N	S	N	S	N/A	0.39	0.85	42
Teal Green	S	S	N	N	N	N	N	N/A	0.27	0.87	27
Terra - Cotta	S	S	N	N	N	N	N	N/A	0.32	0.83	31
Zinc Grey	S	S	S	N	S	N	S	N/A	0.39	0.85	42
Acrylic-Coated Galvalume®	S	S	S	S	N/A	N/A	N/A	N/A	0.67	0.20	59
Premium Colors*											
Award Blue	S	S	N	N	N	N	N	N/A	0.17	0.83	11
Natural White	S	S	N	N	N	N	N	N/A	0.76	0.84	93
Metallic Colors*											
Antique Copper-Cote	S	S	N	N	N	N	N	N/A	0.33	0.84	34
Champagne	S	S	N	N	N	N	N	N/A	0.40	0.85	43
Copper-Cote™	S	S	N	N	N	N	N	N/A	0.51	0.85	59
Lead-Cote™	S	S	N	N	N	N	N	N/A	0.46	0.84	50
Preweathered Galvalume®	S	S	N	N	N	N	N	N/A	0.40	0.85	43
Zinc-Cote™	S	S	N	N	N	N	N	N/A	0.52	0.83	59

S Stock Color; Not subject to a minimum order
N Non-Stock Color; Subject to inventory on hand; 4,500 sf minimum order for 22 Gauge and 0.032 & 0.040 Aluminum
N/A Not Available
* Consult BMC on product availability for 22 Gauge and 0.032 and 0.040 Aluminum. Premium and Metallic colors are subject to a surcharge, contact BMC for additional information

Testing results for Kynar 500®/Hylar 5000® coil coating applications:

Specular Gloss: (ASTM D-523) Low and medium gloss only

Color Uniformity: (ASTM D-2244) Color controlled both instrumentally and visually

Dry Film Thickness: (ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15) Primer 0.20 ± 0.05 mil, Topcoat 0.75 ± 0.05 mil

Hardness: (ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils) HB Minimum

Adhesion (X-Cut): (ASTM D-3359) No adhesion loss

Adhesion (Crosshatch): (ASTM D-3359) No adhesion loss

Abrasion Coefficient: (ASTM D-968) 100 liters/mil topcoat

Direct Impact Flexibility: (ASTM D-2794, Gardner Impact Tester, 1/10" Distortion) Excellent, no removal

Reverse Impact Flexibility: (NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness) Excellent, no cracking or loss of adhesion

Formability: (ASTM D-4145, 180° T-Bend on 1/8 Mandrel) No cracks or loss of adhesion

Erosion: (20 years, 45° South Florida) Maximum 15% loss

Humidity Resistance: (ASTM D-2247) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum

Acid Resistance: (ASTM D-1308, Proc. 3.1.1, 10% Sulfuric Acid spot test, 24 hour exposure) Excellent, no effect

Salt Spray Resistance: (ASTM B-117) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum

Alkali Resistance: (ASTM D-1308, Proc. 5.2, 10% Sodium Hydroxide, 24 hour exposure) Excellent, no effect

Detergent Resistance: (ASTM D-2248, 72 hours immersion in 3% solution at 100°F) Excellent, no effect

Resistance to Acid Pollutants: (ASTM D 1308 Proc. 3.1.1, 24 hour exposure 10% HNO^3 vapors) Excellent, no effect

Weathering - Color Retention: (ASTM D-2244, 20 years, 45° South Florida) Maximum 5 NBS units color change

Weathering - Chalk Resistance: (ASTM D-4214, 20 years, 45° South Florida) Not worse than No. 8 rating

Notes:
1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coaters Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International Inc.

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Tampa, FL 33637
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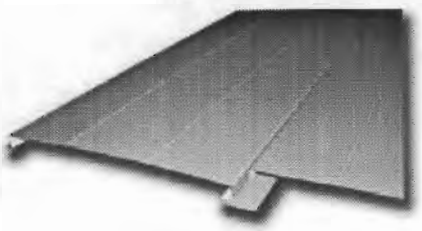
**Berridge California and Florida Sales Corporations are separate entities from Berridge Manufacturing Company

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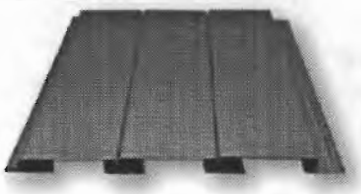
Roofs of Distinction

April 2017 - Berridge Color Chart - 15M Printed in the U.S.A.

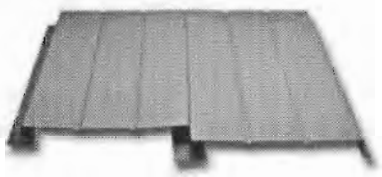
FASCIA, WALL & SOFFIT TYPICAL INSTALLATION DETAILS



L-PANEL



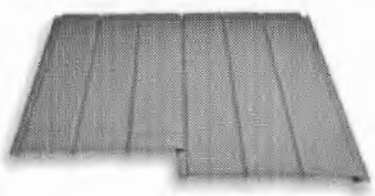
FLUSH SEAM PANEL



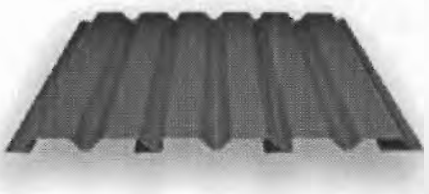
FW-12 PANEL



THIN LINE PANEL



VEE PANEL



B-6 PANEL

BERRIDGE

Roofs of Distinction

BERRIDGE MANUFACTURING COMPANY

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1. BERRIDGE FLUSH SEAM PANEL HAS AN EXPOSURE WIDTH OF 3–7/8" AND HAS CONCEALED FASTENERS. THE BERRIDGE FLUSH SEAM PANEL FEATURES AN EMBOSSED, "RIGIDIZED" TEXTURE TO PROVIDE UNIFORM REFLECTIVITY AND AN AESTHETIC TEXTURE.

   THE PANEL IS FACTORY FABRICATED IN MAXIMUM 40'–0" LENGTHS.

2. BERRIDGE B–6 PANEL HAS AN EXPOSURE OF 6" AND HAS CONCEALED FASTENERS.
   THE PANEL IS FACTORY FABRICATED IN MAXIMUM 40'–0" LENGTHS.

3. BERRIDGE FW–12, FW–10.25 PANELS ARE A MULTIPURPOSE PANEL WELL–SUITED FOR EXTERIOR/INTERIOR WALL, SOFFIT OR FASCIA. BERRIDGE FW–12, FW–10.25 PANELS HAVE A 1–1/2" DEEP PROFILE WHICH ENABLES IT TO BE USED AS A FIELD–INSULATED WALL SYSTEM WHEN USED BOTH AS INTERIOR WALL PANEL AND INTERIOR LINER.

   Vented FW–12 & FW–10.25 PANELS PROVIDE 6.82 SQUARE INCHES OF NET FREE VENT AREA PER LINEAL FOOT OF PANEL. NOT RECOMMENDED FOR AREAS SUBJECT TO AGGRESSIVE ATMOSPHERES, MARINE ENVIRONMENTS OR HUMIDITY.

   THE PANEL IS FACTORY FABRICATED IN MAXIMUM 40'–0" LENGTHS.

4. BERRIDGE VEE–PANEL HAS AN EXPOSURE OF NOMINAL 12 3/4" AND IS 3/8" IN DEPTH. VEE GROOVE SPACING OF 4 1/4".
   THE PANEL IS FACTORY FABRICATED IN MAXIMUM 40'–0" LENGTHS.
5. BERRIDGE VENTED VEE–PANEL THIS PANEL IS THE SAME PROFILE AS THE VEE–PANEL WITH THE ADDITION OF PERFORATED SLOTS FOR VENTILATION, THIS PANEL TO BE USED ALONG WITH THE BERRIDGE VEE–PANEL WHEN VENTILATION IS REQUIRED.

   THE PANEL IS FACTORY FABRICATED IN MAXIMUM 40'–0" LENGTHS.

6. BERRIDGE THIN LINE PANEL HAS AN EXPOSURE OF 3–5/8" AND A DEPTH OF 3/8".

   THE PANEL IS FACTORY FABRICATED IN MAXIMUM 40'–0" LENGTHS.

   THE PANEL CAN BE FIELD FABRICATED USING THE BERRIDGE TL–6 PORTABLE ROLL FORMER

7. BERRIDGE L–PANEL HAS AN EXPOSURE OF 11 5/8" AND A DEPTH OF 1".
   RECOMMENDED FOR SOFFIT AND FASCIA

   VENTED PANELS PROVIDE 5.19 SQUARE INCHES OF NET FREE VENT AREA PER LINEAL FOOT OF PANEL. NOT RECOMMENDED FOR AREAS SUBJECT TO AGGRESSIVE ATMOSPHERES, MARINE ENVIRONMENTS OR HUMIDITY.

   THE PANEL IS FACTORY FABRICATED IN MAXIMUM 40'–0" LENGTHS.

   THE PANEL CAN BE FIELD FABRICATED USING THE BERRIDGE FP–16 PORTABLE ROLL FORMER

GENERAL NOTES

1. PANELS MAY BE USED AS SOFFIT, FASCIA, WALL SYSTEM, FACADE OR SIDING.
2. PANELS CAN BE INSTALLED OVER SOLID SHEATHING OR OPEN FRAMING.
3. PANELS PROVIDE STRONG INTERLOCK AND HIDDEN FASTENER DESIGN.

BERRIDGE Berridge Manufacturing Company *Roofs of Distinction*	INSTALLATION INSTRUCTIONS	DATE: 08–05–16
	FASCIA/WALL PANEL/SOFFIT	PAGE\FILE FWSI–1

A. MATERIAL STORAGE: CAUTION MUST BE EXERCISED IN THE STORAGE OF MATERIALS PRIOR TO INSTALLATION. KEEP ALL BERRIDGE PREFINISHED MATERIAL IN A DRY LOCATION WITH ADEQUATE VENTILATION AND OUT OF DIRECT SUNLIGHT.

EXPOSURE TO DIRECT SUNLIGHT AND/OR MOISTURE MAY CAUSE THE FACTORY–APPLIED STRIPPABLE PROTECTIVE PLASTIC FILM TO ADHERE TO THE METAL PERMANENTLY AND CAUSE DISCOLORATION OF THE FINISH.

B. STRIPPABLE PROTECTIVE FILM: THE STRIPPABLE PLASTIC FILM WHICH IS APPLIED OVER MOST BERRIDGE PREFINISHED PRODUCTS, PANELS, FLASHINGS, COILS AND SHEETS PROVIDES PROTECTION OF THE FINISH DURING FABRICATION AND TRANSIT. THIS FILM MUST BE REMOVED PRIOR TO INSTALLATION.

C. SHEATHING: IF SOLID SHEATHING IS TO BE USED, BERRIDGE RECOMMENDS THE USE OF EITHER BERRIDGE 24 GA "S–DECK" CORRUGATED METAL DECKING OR A MINIMUM OF 1/2" SOLID WOOD SHEATHING TO PROVIDE SUFFICIENT HOLDING STRENGTH FOR FASTENERS. SHEATHING TO BE IN PLANE ± 1/4" IN 20'.

D. FELT UNDERLAYMENT: USE NUMBER THIRTY (# 30) FELT PAPER (OR EQUAL) BENEATH PANELS. INSTALL FELT PARALLEL TO BASE OF PANELS, STARTING AT THE BOTTOM AND USING MINIMUM 6" LAPS. USE ONLY BERRIDGE COATED FELT CAPS TO PREVENT RUST. USE ONLY GALVANIZED OR COATED FASTENERS.

DO NOT USE RED ROSIN PAPER WITH ANY BERRIDGE MANUFACTURING PRODUCT.

E. SEALANT RECOMMENDATIONS: TREMCO SPECTREM ONE SILICONE SEALANT. DO NOT USE CLEAR CAULK.

F. ELECTROLYSIS: AVOID ALLOWING FLASHINGS AND PANELS TO COME INTO CONTACT WITH EITHER LEAD OR COPPER, AND PREVENT EXPOSURE TO WATER RUN OFF FROM LEAD AND/OR COPPER.

G. STRUCTURAL FRAMING: PRIOR TO PANEL INSTALLATION, INSPECT SIDEWALL, FASCIA OR OTHER FRAMING TO DETERMINE:

1. FRAMING MUST BE SQUARE AND PLUMB.
2. INSURE THAT SIDEWALL GIRTS SPACING IS CORRECT (REFER TO SECTION PROPERTIES AND LOAD TABLES) AND BLOCK IF NECESSARY TO PREVENT SAGGING.
3. INSURE THAT SIDEWALL COLUMNS AND GIRTS ARE IN THE SAME PLANE, PLUS OR MINUS 1/4" IN 20'.

H. FLASHING: IF BERRIDGE MANUFACTURING COMPANY IS TO SUPPLY FLASHINGS, THEY WILL BE FABRICATED IN 10'–0" LENGTHS WITH SQUARE END CUTS ONLY. THE PURCHASER MUST PROVIDE ALL DIMENSION AND DEGREE OF ANGLES.

I. FLASHING INSTALLATION: FIRST, REMOVE STRIPPABLE PLASTIC FILM FROM ALL FLASHINGS, THEN INSTALL ACCORDING TO BERRIDGE TYPICAL INSTALLATION DETAILS. ALWAYS STAGGER FLASHING JOINTS WHEN ON FLASHING IS INSTALLED OVER OTHER FLASHINGS.

J. PANEL INSTALLATION:

1. REMOVE STRIPPABLE PLASTIC FILM FROM EACH PANEL PRIOR TO INSTALLATION.

2. START PANEL INSTALLATION FROM CORNER, EITHER RIGHT–TO–LEFT OR LEFT–TO–RIGHT.

3. KEEP EACH PANEL TIGHT AGAINST THE ADJOINING PANEL.

4. PANEL SIDE JOINTS SHALL BE PERPENDICULAR TO BASE/EAVE.

5. COPPER–COTE,™ CHAMPAGNE, LEAD–COTE,™ AND PREWEATHERED GALVALUME® PANEL INSTALLATION: NOTE THE SERIES OF ARROWS PAINTED ON THE UNDERSIDE OF THE PANEL. ALL PANELS MUST BE INSTALLED IN A CONSISTENT MANNER, MEANING THAT THE ARROWS ON EVERY PANEL ARE ALL POINTING IN THE SAME DIRECTION. IF A PANEL IS REVERSED (ARROWS POINTING OPPOSITE OF THOSE ON OTHER PANELS IT WILL APPEAR, FROM A DISTANCE, A DIFFERENT SHADE DUE TO THE GRANULAR EFFECT OF THE PIGMENTS IN THE FINISH. METALLIC FINISHES ARE MATCH – LOT FINISHES. DO NOT MIX LOTS.

K. FASTENERS: INSTALL FASTENERS AS PER TYPICAL DETAILS. USE 11 GAUGE 1–1/4" GALVANIZED ROOFING NAILS FOR INSTALLATION OVER WOOD SHEATHING AND USE #10 PANCAKE HEAD TEKS FASTENERS (ZINC–PLATED SCREW WITH PHILLIPS INSERT, AS MADE BY CONSTRUCTION FASTENERS CO.) FOR INSTALLATION TO METAL. WHEN USING POP RIVETS ON FLASHING, STAINLESS STEEL RIVETS ARE RECOMMENDED TO AVOID RUST STAINS.* #14 BY 1" SELF–DRILLING SCREWS TO SECURE PANELS TO FRAMING AND #8 BY 1" SELF–DRILLING SCREWS TO ATTACH TRIM AND FLASHING.

MAKE SURE ALL FASTENERS ARE DRIVEN STRAIGHT AND SET FLAT. DO NOT OVERDRIVE FASTENERS, AS THIS WILL CAUSE THE FLASHING TO BUCKLE OR BECOME RECESSED BELOW THE ELEVATION OF THE SUBSTRATE.

ALL FASTENERS ARE TO BE GALVANIZED, STAINLESS STEEL OR COATED.

BERRIDGE MANUFACTURING COMPANY STRIVES TO PROVIDE ITS CUSTOMERS WITH THE HIGHEST QUALITY STRETCHER LEVELED STEEL AVAILABLE. THE LATEST TECHNOLOGY IS ALSO INCORPORATED IN BERRIDGE'S HIGH–PRECISION COIL HANDLING AND ROLL FORMING EQUIPMENT TO MINIZE THE STRESS ON METAL DURING PRODUCTION. FURTHERMORE, BERRIDGE UTILIZES HEAVIER 24 GAUGE METAL RATHER THAN 26 GAUGE STEEL OR LIGHT GAUGE ALUMINUM AS OFFERED BY MANY COMPETITORS. ALL THESE MEASURES HAVE BEEN TAKEN TO MINIMIZE THE AMOUNT OF "OIL–CANNING" (WAVINESS) WHICH IS NATURALLY INHERENT IN FLAT SHEET METAL. MANY TIMES, HOWEVER, THE CAUSE OF WAVINESS OR "OIL–CANNING" CAN BE TRACED TO UNEVEN SHEATHING, IMPROPER FELT INSTALLATION, OR IN THE CASE OF OPEN FRAMING, UNEVENNESS OF THE TOP PLANE OF THE PURLINS OR FOOT TRAFFIC ON THE PANELS.

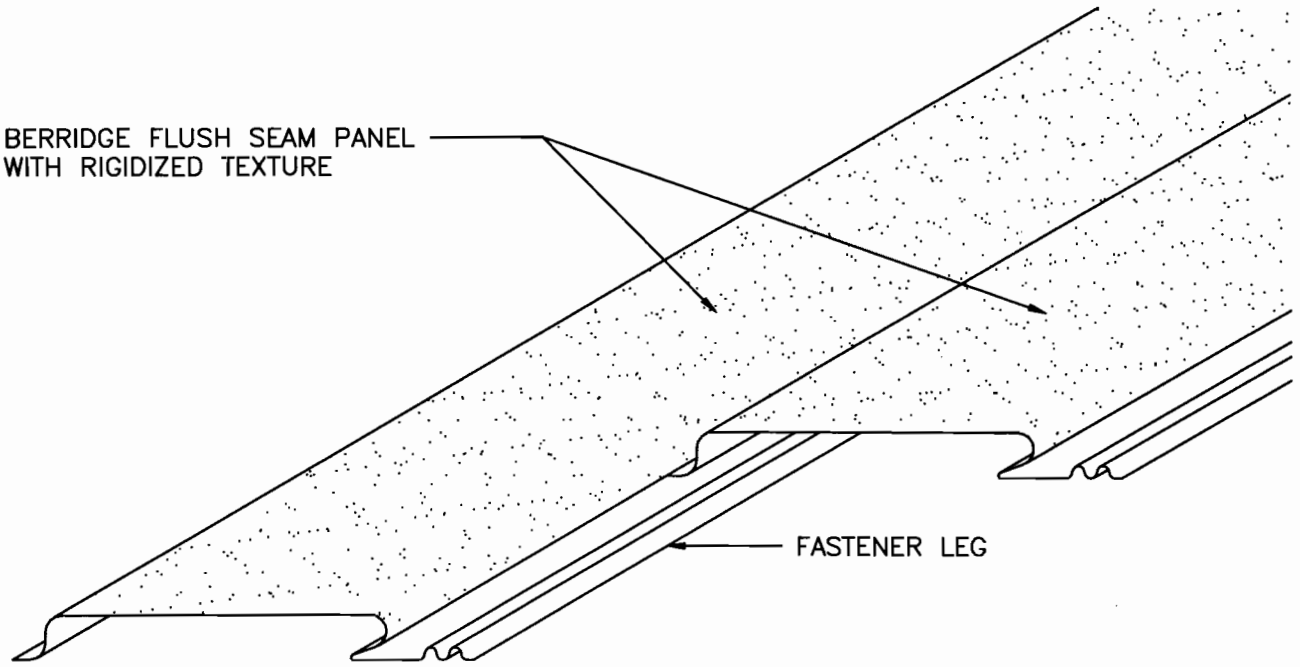
ALL ARCHITECTURAL PANELS REQUIRE CARE IN HANDLING AND INSTALLATION TO AVOID DAMAGING OR DEFORMING THE PANELS.

*CONSULT BERRIDGE MANUFACTURING'S ENGINEERING DEPARTMENT REGARDING FASTENER SPACING TO MEET DESIGN CRITERIA, AND THE USE OF ANY OTHER TYPE OF FASTENER.

THE DETAILS CONTAINED IN THE FOLLOWING PAGES ARE MERELY RECOMMENDATIONS AS TO HOW BERRIDGE MANUFACTURING MATERIALS SHOULD BE INSTALLED. THEY MAY REQUIRE ADAPTATIONS OR MODIFICATIONS FOR A SPECIFIC PROJECT AS CONDITIONS VARY IN BOTH BUILDING DESIGN AND LOCAL WEATHER PECULIARITIES.

BERRIDGE MANUFACTURING COMPANY SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS ARISING FROM LACK OF WATERTIGHTNESS AS A RESULT OF FOLLOWING THESE RECOMMENDED DETAILS. ENSURING WATERTIGHTNESS ON ANY GIVEN PROJECT IS THE FUNCTION OF THE INSTALLER. THE ARCHITECT/GENERAL CONTRACTOR/INSTALLER MUST ACCEPT THE RESPONSIBILITY TO ADAPT THESE DETAILS TO MEET PARTICULAR BUILDING REQUIREMENTS AND TO ASSURE ADEQUATE WATERTIGHTNESS.

THE INSTALLER CAN VIRTUALLY ASSURE WATERTIGHTNESS IF THESE FLASHING DETAILS HAVE BEEN PROPERLY ADAPTED, ADEQUATE LAPS HAVE BEEN PROVIDED, CORRECT TYPE OF SEALANT USED, ALL JOINTS ADEQUATELY CAULKED, AND PROFESSIONAL WORKMANSHIP EMPLOYED.



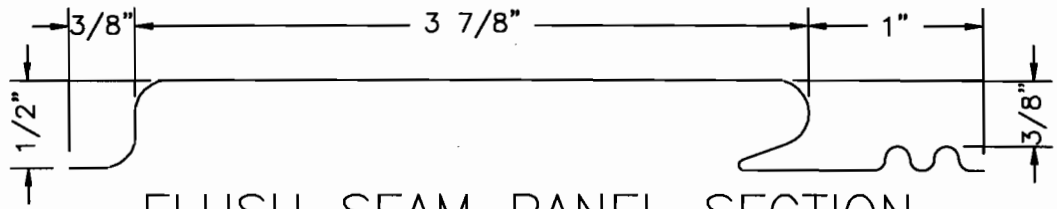
SPANS OVER OPEN FRAMEWORK OR SOLID SHEATHING WITH APPROVED UNDERLAYMENT

HIDDEN FASTENERS

SECTION PROPERTIES BASED ON 24 GAUGE 40 K.S.I.			
FLUSH SEAM PANEL	DL_X ($In^4/ft.$)	M_A (ft.–lbs/ft.)	V_A (lbs)
POSITIVE BENDING	0.01206	79.8	516
NEGATIVE BENDING	0.01323	64.8	516

RECOMMENDED LOAD IN POUNDS PER SQUARE FOOT Panel Weight = 1.4 p.s.f.						
SPAN (FEET)	NET VERTICAL LIVE LOAD			NET VERTICAL WIND UPLIFT		
	1–SPAN	2–SPAN	3–SPAN	1–SPAN	2–SPAN	3–SPAN
2'–6"	90	90	90	83	90	90
2'–8"	83	90	90	73	90	90
3'–0"	58	75	87	58	90	60
3'–6"	35	55	65	40	68	76d
4'–0"	25	42	47d	27	52	51d
4'–6"	17	34	32d	19	41	36d
5'–0"	12	27d	24d	12	33	26d
5'–6"		22d	18d		25d	20d
6'–0"		17d	14d		19d	15d

NOTES:
1. ALL LOADS MEET L/240 DEFLECTION CRITERIA. (d) DEFLECTION GOVERNS ALLOWABLES.
2. WIND LOAD ALLOWABLE STRESSES INCREASED BY 33%.
3. VALUES BASED ON 1986 EDITION OF AISI, MARCH 1987 PRINTING AND GOOD ENGINEERING PRACTICE.



FLUSH SEAM PANEL SECTION

DATE: 04–01–98

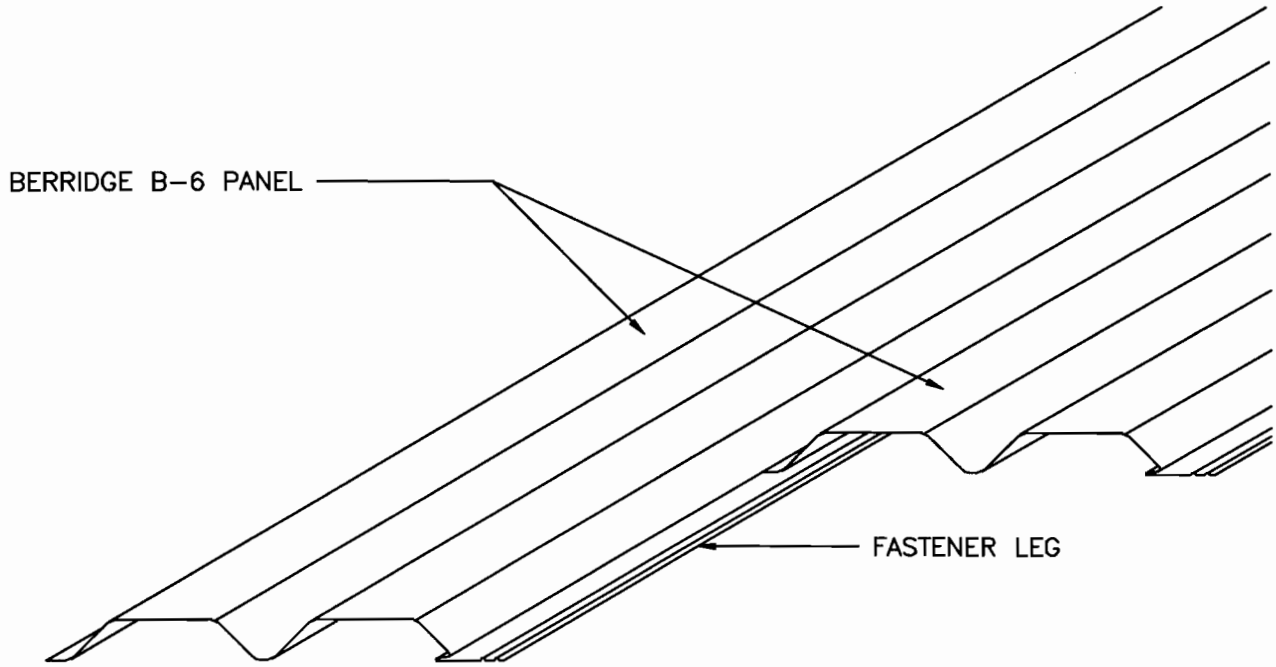
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FWS-2

OVERVIEW
FLUSH SEAM PANEL SYSTEM

FASCIA / WALL PANEL / SOFFIT

BERRIDGE
Roofs of Distinction

Berridge Manufacturing Company



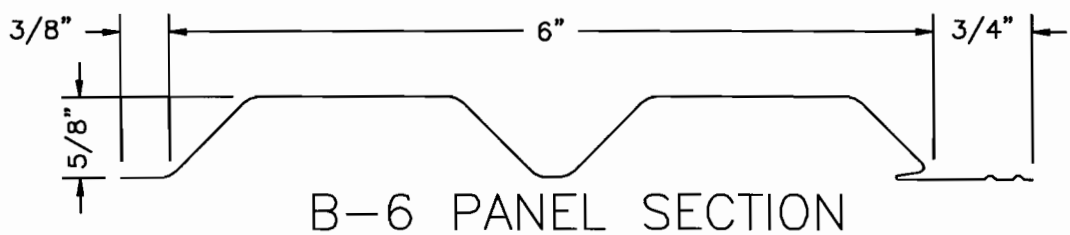
SPANS OVER OPEN FRAMEWORK OR SOLID SHEATHING WITH APPROVED UNDERLAYMENT

HIDDEN FASTENERS

SECTION PROPERTIES BASED ON 24 GAUGE 40 K.S.I.			
B–6 PANEL	DL_x (In^4/ft.)	M_A (ft.–lbs/ft.)	V_A (lbs)
POSITIVE BENDING	0.0242	79.68	1320
NEGATIVE BENDING	0.0224	95.4	1320

RECOMMENDED LOAD IN POUNDS PER SQUARE FOOT Panel Weight = 1.3 p.s.f.						
SPAN (FEET)	NET VERTICAL LIVE LOAD			NET VERTICAL WIND UPLIFT		
	1–SPAN	2–SPAN	3–SPAN	1–SPAN	2–SPAN	3–SPAN
2'–6"	90	90	90	90	90	90
2'–8"	90	90	90	90	90	90
3'–0"	90	90	90	85	90	90
3'–6"	74d	82	90	62	90	90
4'–0"	50d	63	74	45d	90	86d
4'–6"	35d	50	58	32d	72	61d
5'–0"	25d	40	47d	24d	56d	44d
5'–6"	19d	34	35d	17d	42d	33d
6'–0"	15d	28	28d	14d	33d	25d

NOTES:
1. ALL LOADS MEET L/240 DEFLECTION CRITERIA. (d) DEFLECTION GOVERNS ALLOWABLES.
2. WIND LOAD ALLOWABLE STRESSES INCREASED BY 33%.
3. VALUES BASED ON 1986 EDITION OF AISI, MARCH 1987 PRINTING AND GOOD ENGINEERING PRACTICE.



B–6 PANEL SECTION

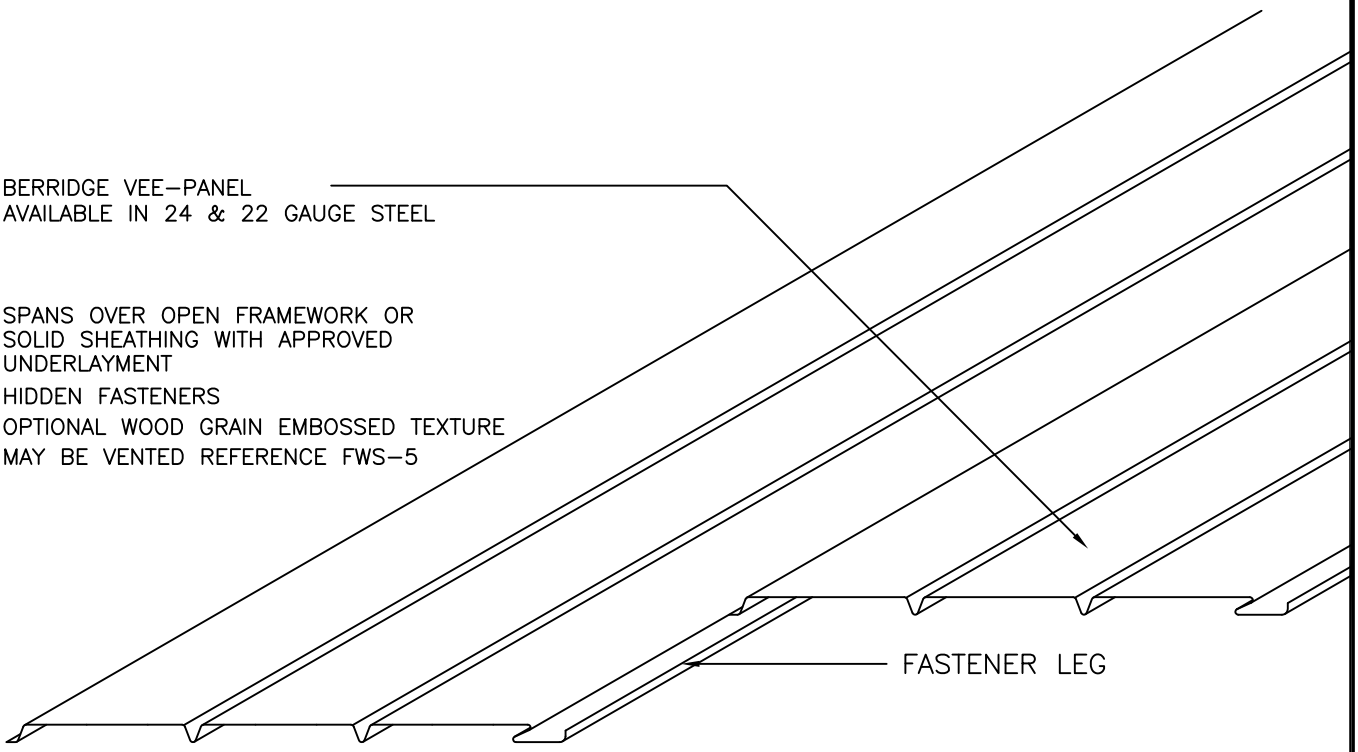
Berridge Manufacturing Company
Roofs of Distinction

OVERVIEW
B–6 PANEL SYSTEM

DATE: 04–01–98

FASCIA / WALL PANEL / SOFFIT

PAGE\FILE
FWS-3



NOTES:
1. ALL LOADS MEET L/240 DEFLECTION CRITERIA. (d) DEFLECTION GOVERNS ALLOWABLES.
2. VALUES BASED ON 2007 AISI SPECIFICATIONS.
3. POSITIVE LOAD DIRECTION IS TOWARDS PANEL FACE.
4. NEGATIVE LOAD DIRECTION IS AWAY FROM PANEL FACE.

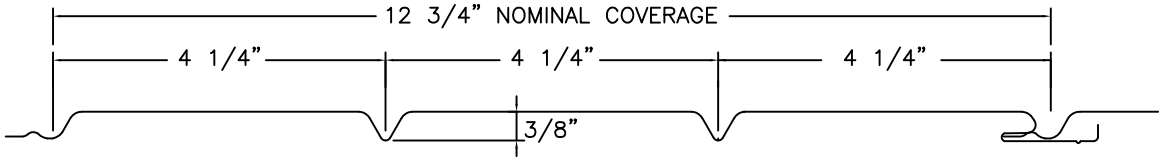
FOR SPECIFIC JOB APPLICATION RECOMMENDATIONS, PLEASE CONTACT BERRIDGE MANUFACTURING COMPANY

VEE–PANEL SECTION PROPERTIES BASED ON 24 GAUGE 40 K.S.I.

VEE–PANEL	I_x(in⁴/ft)	S_x(in³/ft)	M_A(in–K/ft)
PANEL WIDTH	12 3/4"	12 3/4"	12 3/4"
POSITIVE BENDING	0.00395	0.01660	0.397
NEGATIVE BENDING	0.00451	0.01560	0.374

RECOMMENDED LOAD IN LBS/FT² PANEL WT = 1.4 p.s.f.

SPAN (FT)	POSITIVE LOAD			NEGATIVE LOAD		
	1–SPAN	2–SPAN	3–SPAN	1–SPAN	2–SPAN	3–SPAN
PANEL WIDTH	12 3/4"	12 3/4"	12 3/4"	12 3/4"	12 3/4"	12 3/4"
1.0	265	249	291	249	265	309
1.5	77d	111	129	88d	118	137
2.0	32d	62	65d	37d	66	65d



12 3/4" VEE PANEL SECTION

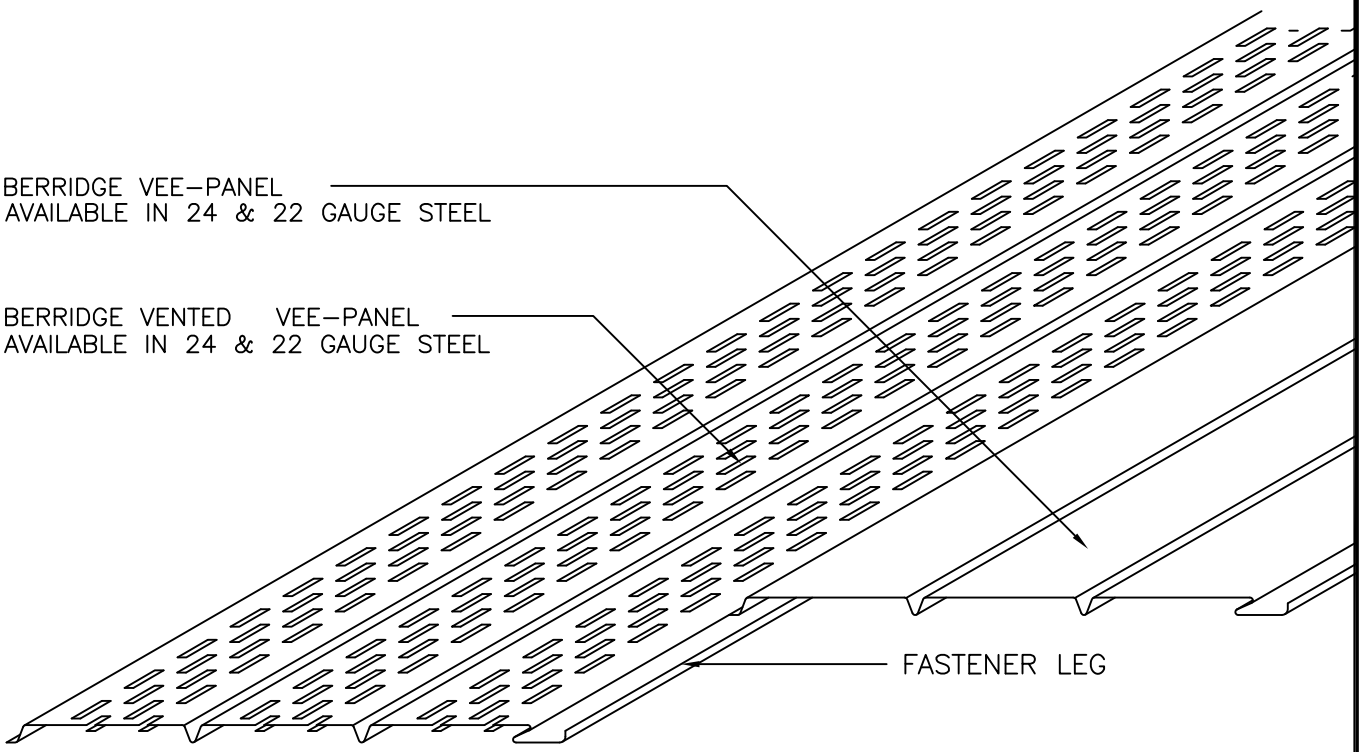
Berridge Manufacturing Company
Roofs of Distinction

OVERVIEW
VEE – PANEL SYSTEM

DATE: 08–05–16

FASCIA/WALL PANEL/SOFFIT

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FWS–4



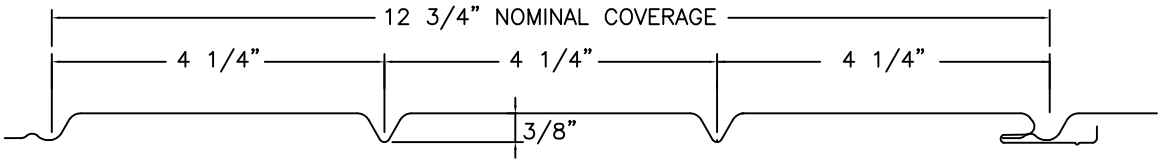
VENTED VEE–PANEL SOFFIT

BERRIDGE MANUFACTURING COMPANY DOES NOT RECOMMEND THIS PRODUCT IN APPLICATIONS SUBJECT TO AGGRESSIVE ATMOSPHERES, MARINE ENVIRONMENTS OR HIGH HUMIDITY DUE TO THE CORROSIVE NATURE OF THESE ENVIRONMENTS ON RAW EDGES OF STEEL.

NET FREE VENT AREA (NFVA)

THE 12 3/4" WIDE VENTED VEE–PANEL PROVIDES APPROXIMATELY 6.08 SQUARE INCHES OF NET FREE VENT AREA (NFVA) PER SQUARE FOOT OF PANEL (6.46 SQUARE INCHES PER LINEAL FOOT).

NOTE: THE ENTIRE SOFFIT AREA SHOULD NOT BE VENTED; A RATIO OF SOFFIT VS ATTIC AREA, SHOULD BE VERIFIED WITH BUILDING CODES.



12 3/4" VEE PANEL SECTION

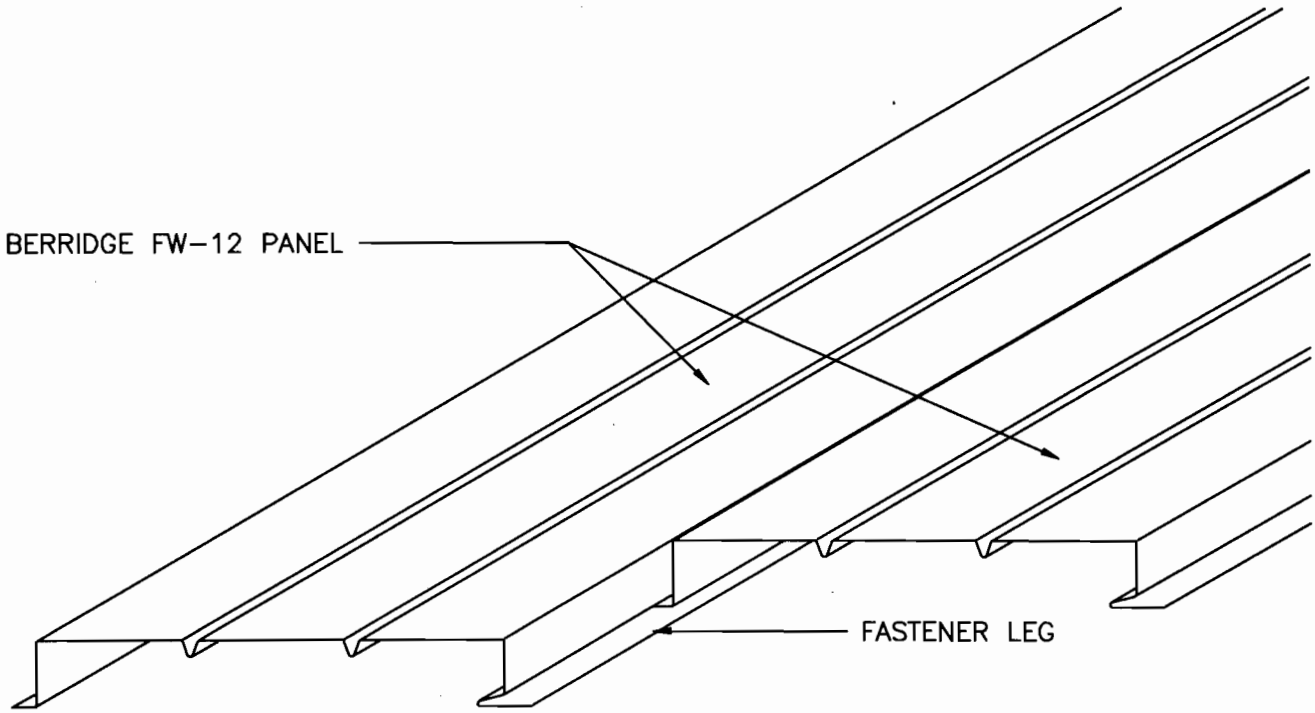
Berridge Manufacturing Company
Roofs of Distinction

OVERVIEW
VENTED VEE – PANEL SYSTEM

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FASCIA/WALL PANEL/SOFFIT

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SPANS OVER OPEN FRAMEWORK OR SOLID SHEATHING WITH APPROVED UNDERLAYMENT

HIDDEN FASTENERS

AVAILABLE WITH OUT GROOVES

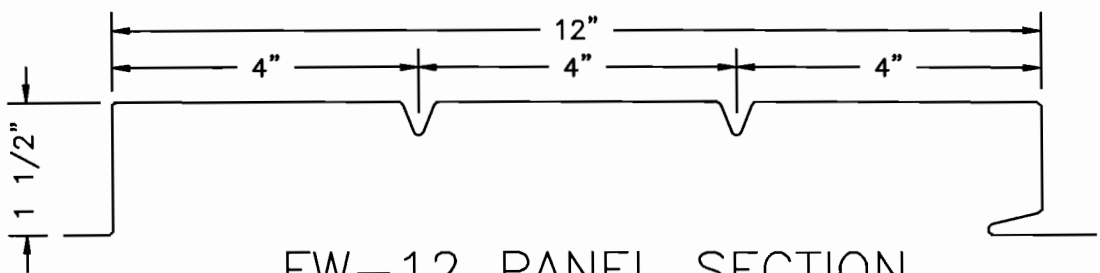
MAY BE STUCCO EMBOSSED

NOTES:
1. ALL LOADS MEET L/240 DEFLECTION CRITERIA. (d) DEFLECTION GOVERNS ALLOWABLES.
2. WIND LOAD ALLOWABLE STRESSES INCREASED BY 33%.
3. VALUES BASED ON 1986 EDITION OF AISI, MARCH 1987 PRINTING AND GOOD ENGINEERING PRACTICE.

SECTION PROPERTIES BASED ON 24 GAUGE 40 K.S.I.			
FW-12 PANEL	I_x (In^4)	S_x (IN^3)	M_A (Ft.Lbs)
POSITIVE BENDING	0.0922	0.0710	1.70
NEGATIVE BENDING	0.0582	0.0644	1.54

RECOMMENDED LOAD IN POUNDS PER SQUARE FOOT Panel Weight = 1.4 p.s.f.						
SPAN	POSITIVE WIND LOAD			NEGATIVE WIND LOAD		
(FEET)	1-SPAN	2-SPAN	3-SPAN	1-SPAN	2-SPAN	3-SPAN
4'-0"	94	86	100	60d	94	110
5'-0"	48d	55	64	30d	60	71
6'-0"	28d	38	43	18d	42	43d
7'-0"	18d	28	27d	11d	31	27d
8'-0"	12d	21	18d	7d	23d	18d

For specific job application recommendations, please contact Berridge Technical Department 1-800-231-8127



FW-12 PANEL SECTION

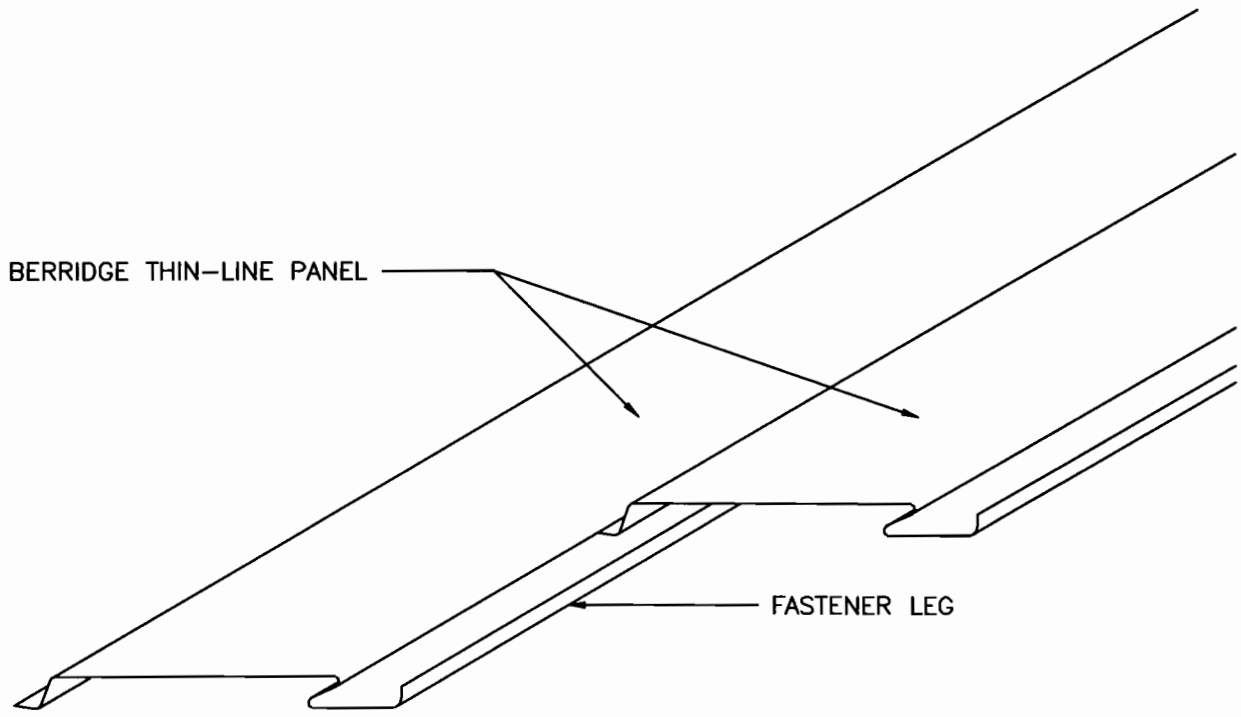
DATE: 04-01-98

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FWS-6

OVERVIEW
FW-12 PANEL SYSTEM

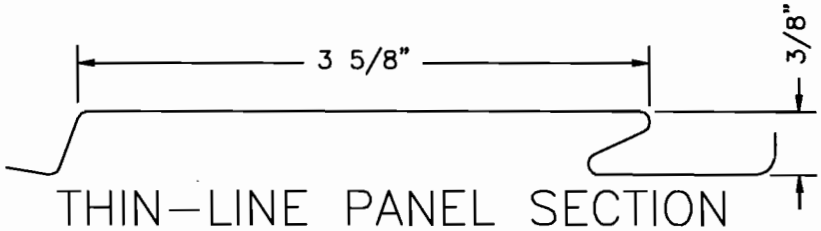
FASCIA / WALL PANEL / SOFFIT

Berridge Manufacturing Company
Roofs of Distinction



SPANS OVER OPEN FRAMEWORK
OR SOLID SHEATHING WITH
APPROVED UNDERLAYMENT

HIDDEN FASTENERS



THIN–LINE PANEL SECTION

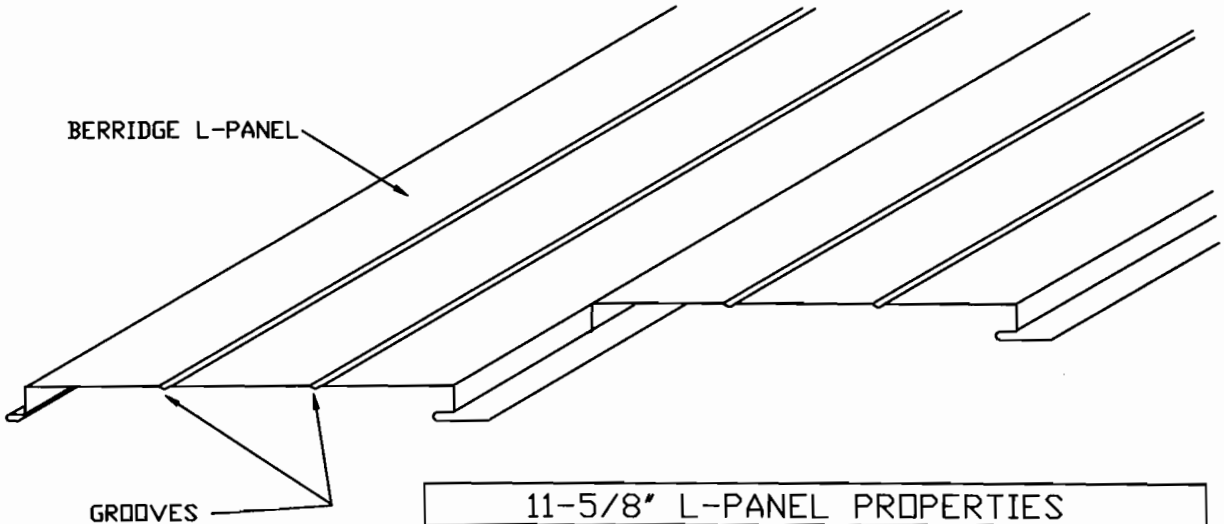
Berridge Manufacturing Company
Roofs of Distinction

OVERVIEW
THIN–LINE PANEL SYSTEM

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FASCIA / WALL PANEL / SOFFIT

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FWS-7



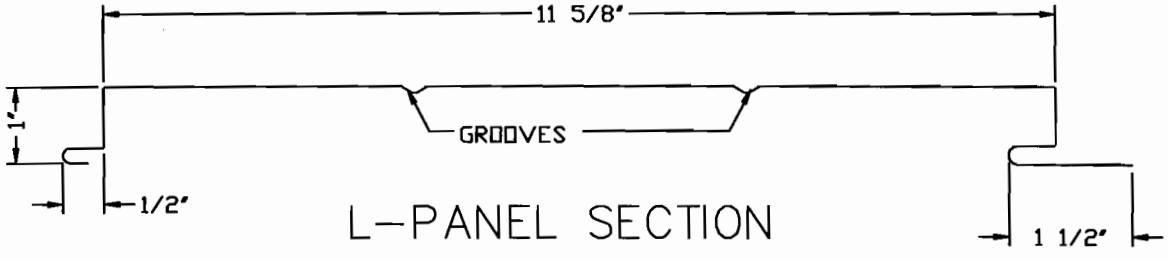
11-5/8" L-PANEL PROPERTIES					
24GA. 0.0240 TKNS/INCH 1.46 WT PSF FY 40 KSI					
TOP IN COMPRESSION			BOTTOM IN COMPRESSION		
Ix in^4/ft	Sx in^3/ft	Ma in-klp/ft	Ix in^4/ft	Sx in^3/ft	Ma in-klp/ft
0.0253	0.0404	0.97	0.0371	0.0417	1.00

SPANS OVER OPEN FRAMWORK OR SOLID SHEATHING WITH APPROVED UNDERLAYMENT

HIDDEN FASTENERS AVAILABLE WITH OUT GROOVES PANEL MAY BE VENTED

11-5/8" L-PANEL LOAD TABLE WIND PRESSURE ON TOP OF PANEL (PSF)						
SPAN FT	1-SPAN		2-SPAN		3-SPAN	
	STRESS	DEFL L/240	STRESS	DEFL L/240	STRESS	DEFL L/240
3.0	72	61	74	182	86	143
4.0	40	26	42	77	49	60
5.0	26	13	27	39	31	31
6.0	18	8	19	23	22	18

NOTES:
1. THE PROPERTISE AND LOAD TABLES ARE FOR THE PANEL ALONE. THE PANEL PROFILE HAS BEEN ASSUMED TO REMAIN CONSTANT UNDER LOADING. THE CAPACITY OF CLIPS AND FASTENERS IS NOT INCLUDED.
2. THE PANEL SECTION PROPERTIES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE 2001 AISI SPECIFICATION.
3. THE VALUES ABOVE ARE BASED ON 24 GA MATERIAL.



L-PANEL SECTION

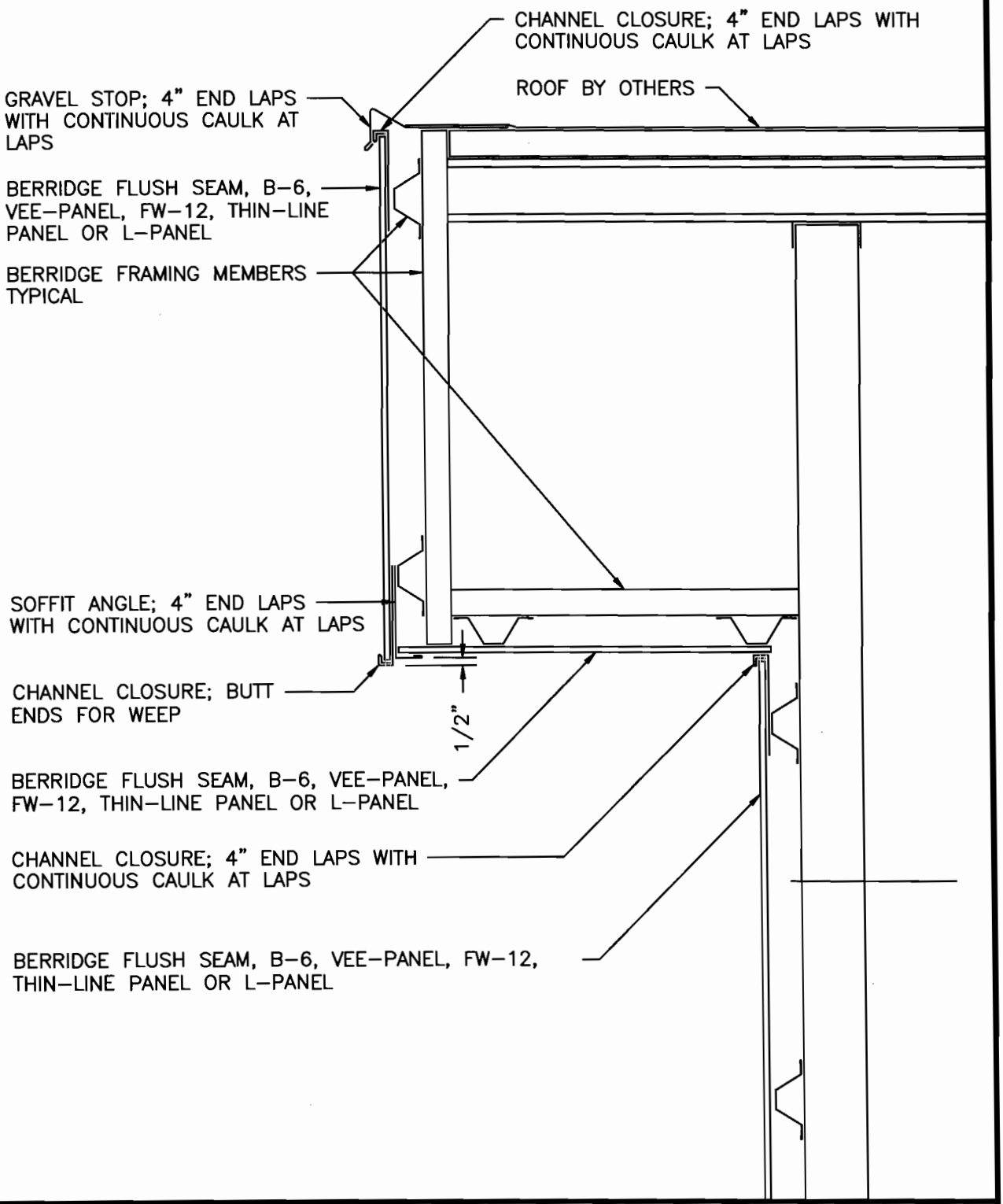
DATE: 09-26-06

OVERVIEW
L-PANEL SYSTEM

PAGE\FILE
FWS-8

FASCIA / WALL PANEL / SOFFIT

Berridge Manufacturing Company
Roofs of Distinction



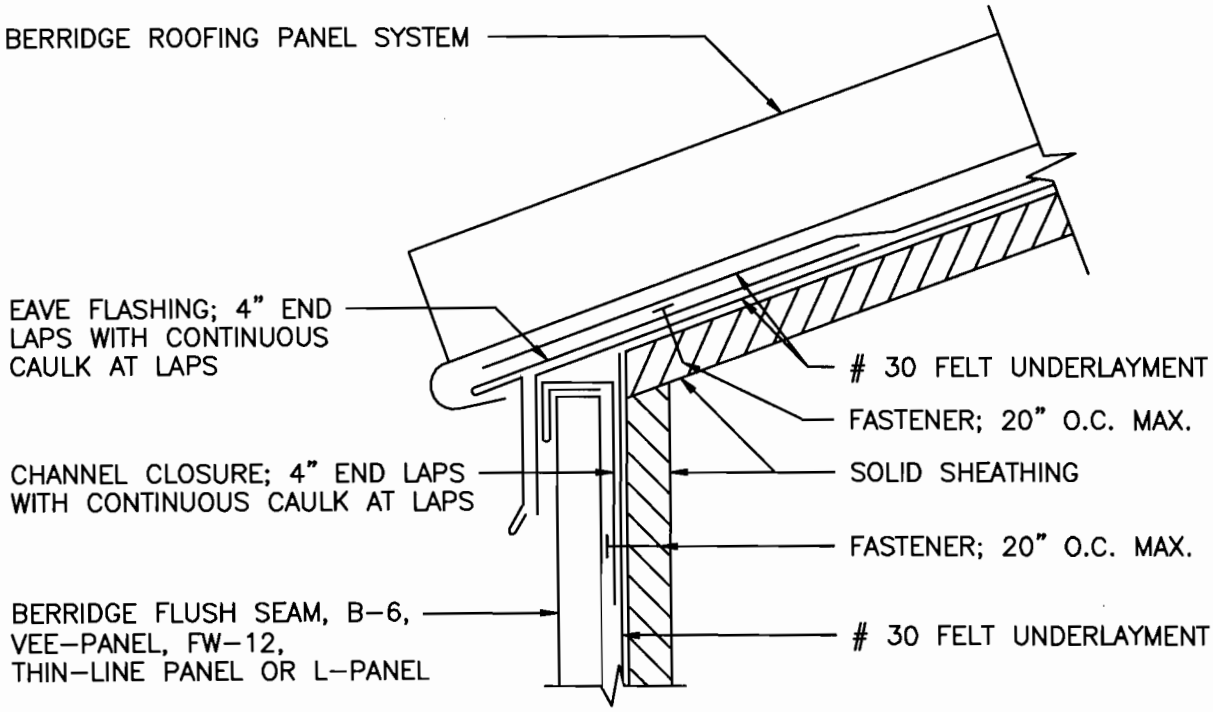
Berridge Manufacturing Company
Roofs of Distinction

TYPICAL OPEN FRAMING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

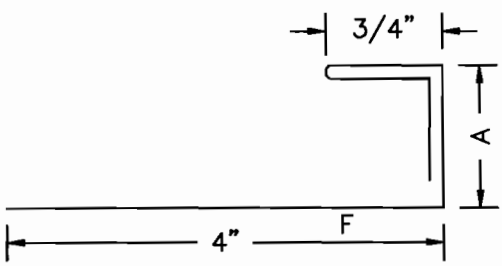
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FWS-10



1. SOLID SHEATHING (BY OTHERS) TO BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
2. ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

F = FINISH SIDE

DIMENSION – A
5/8" = FLUSH SEAM
3/4" = B-6
1/2" = VEE-PANEL
1 5/8" = FW-12
1/2" = THIN-LINE
1 1/8" = L-PANEL



CHANNEL CLOSURE

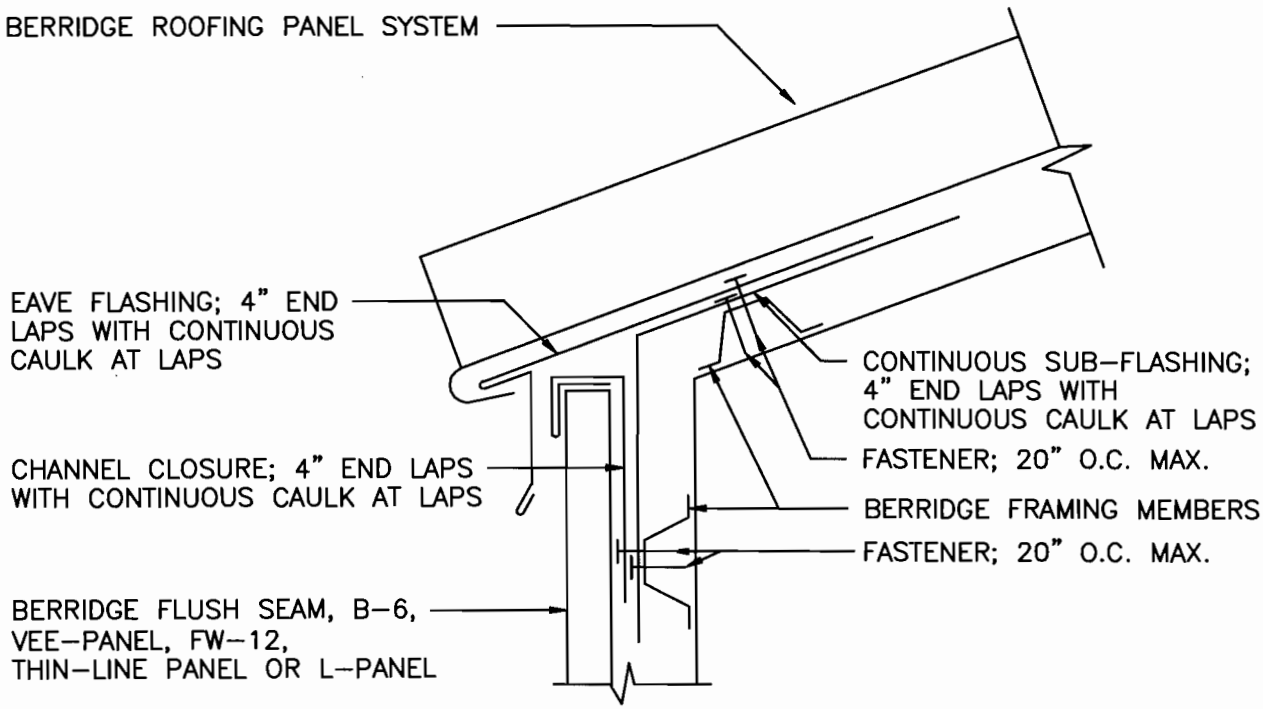
Berridge Manufacturing Company
Roofs of Distinction

EAVE DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

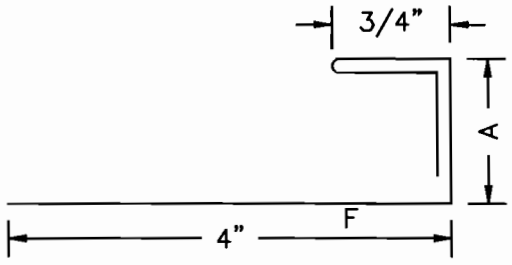
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FWS-20



1. ALL CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

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CHANNEL CLOSURE

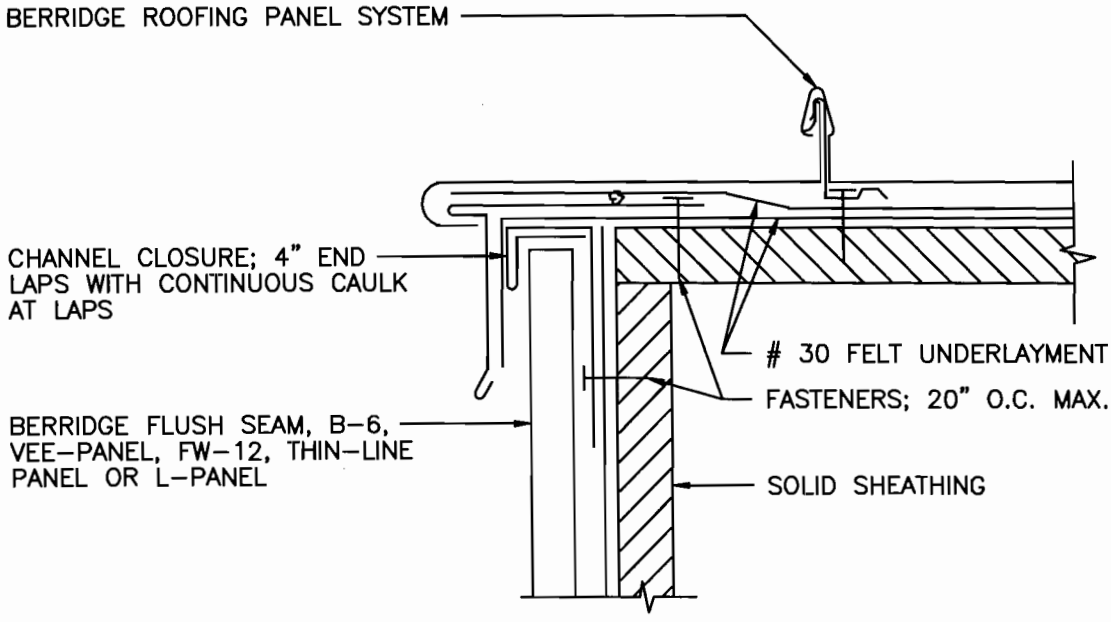
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FWS-21

EAVE DETAIL OPEN FRAMING

FASCIA / WALL PANEL / SOFFIT

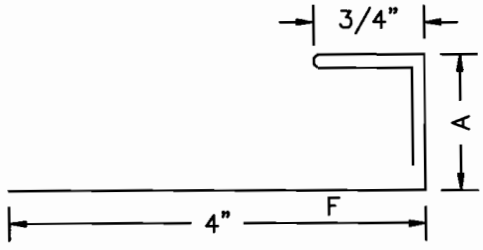
Berridge Manufacturing Company
Roofs of Distinction



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CHANNEL CLOSURE

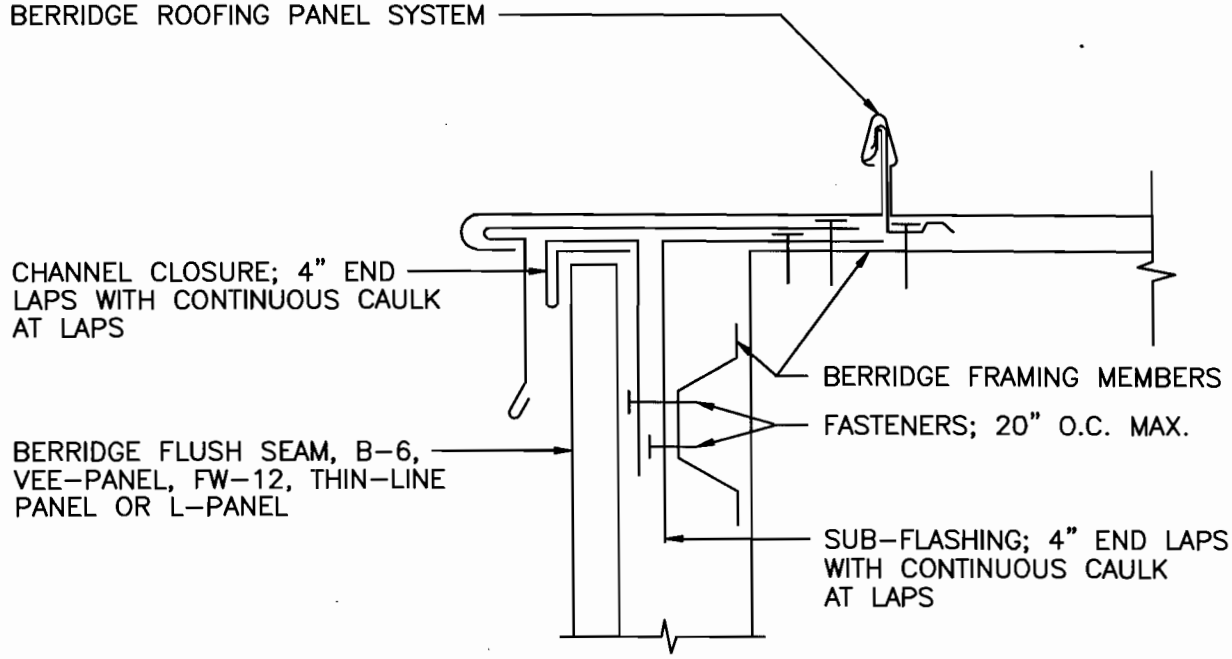
Berridge Manufacturing Company
Roofs of Distinction

GABLE DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

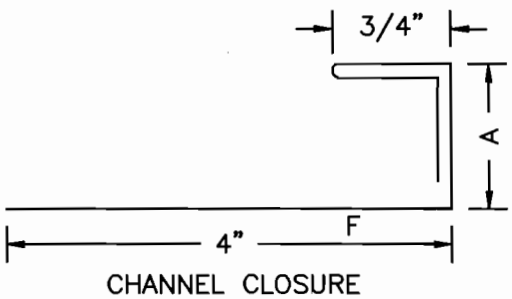
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CHANNEL CLOSURE

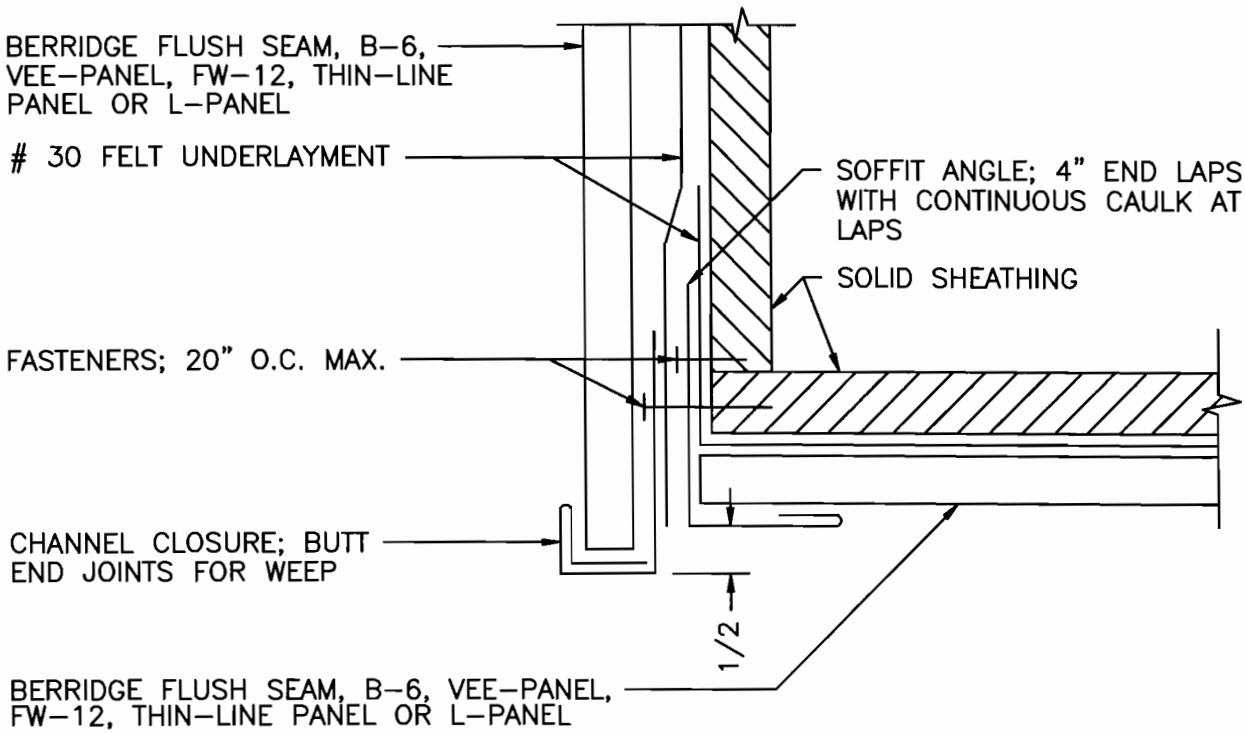
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FWS-31

GABLE DETAIL OPEN FRAMING

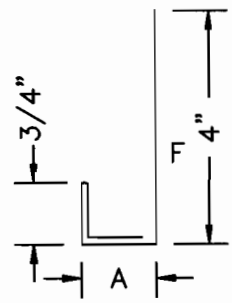
FASCIA / WALL PANEL / SOFFIT

Berridge Manufacturing Company
Roofs of Distinction

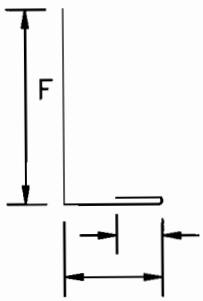


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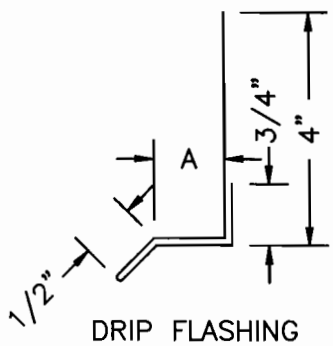


CHANNEL CLOSURE



SOFFIT ANGLE

F = FINISH SIDE



DRIP FLASHING

DRIP FLASHING MAYBE USED IN PLACE OF CHANNEL CLOSURE FLASHING TO HAVE 4" END LAPS WITH CONTINUOUS CAULK AT LAPS

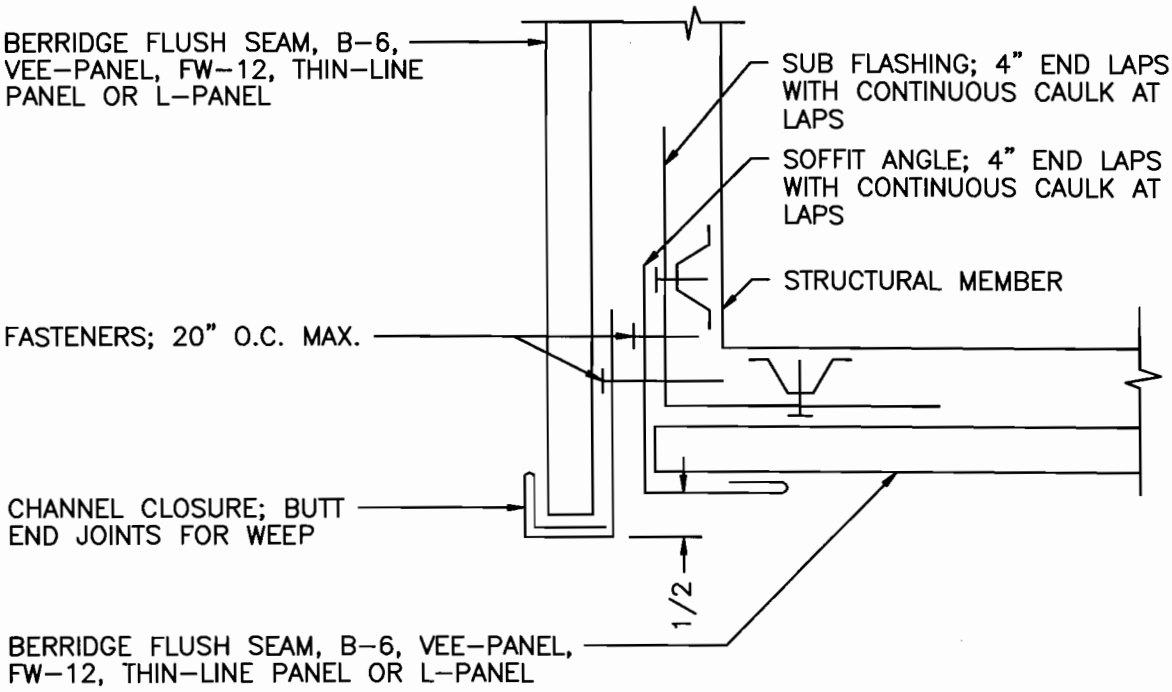
Berridge Manufacturing Company
Roofs of Distinction

FASCIA/SOFFIT DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

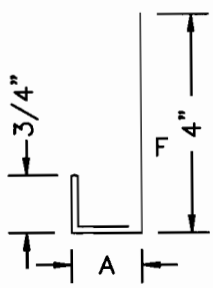
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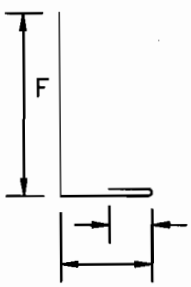
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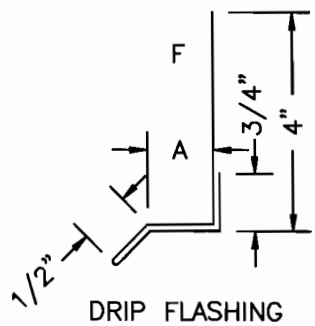


CHANNEL CLOSURE



SOFFIT ANGLE

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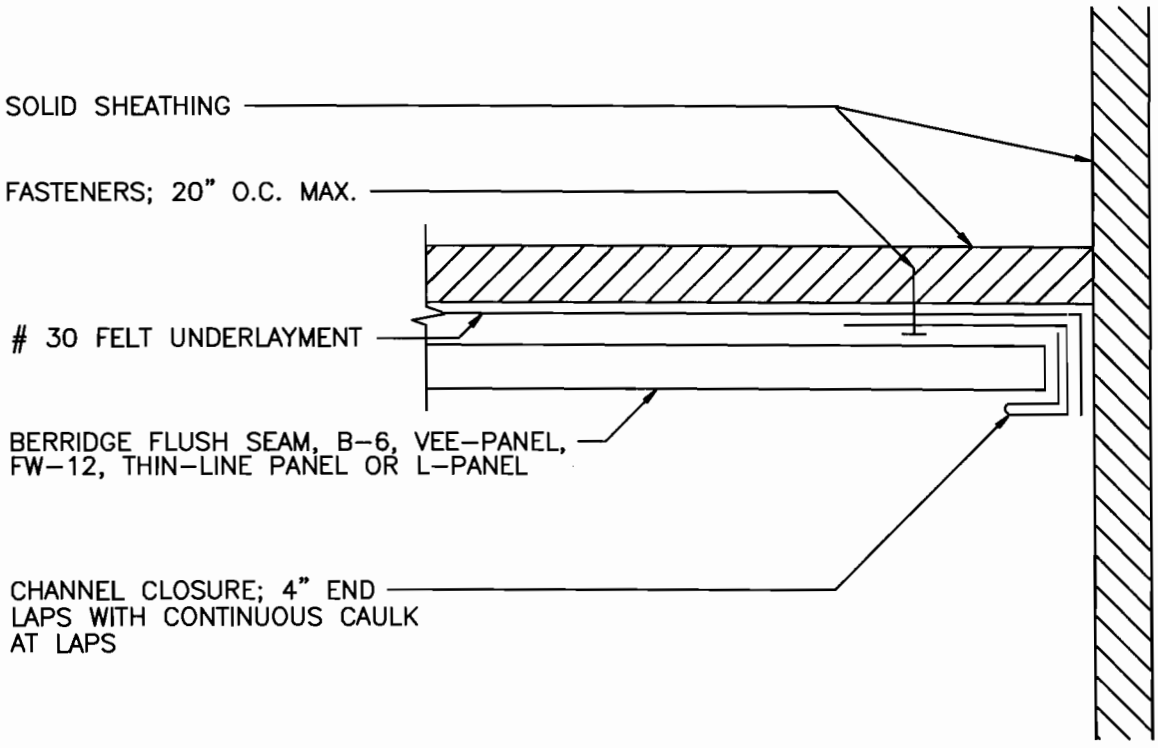
DATE: 09-26-06

FASCIA/SOFFIT DETAIL OPEN FRAMING

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FASCIA / WALL PANEL / SOFFIT

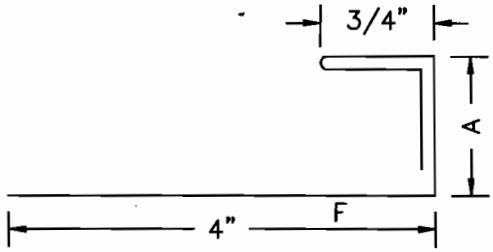
Berridge Manufacturing Company
Roofs of Distinction



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CHANNEL CLOSURE

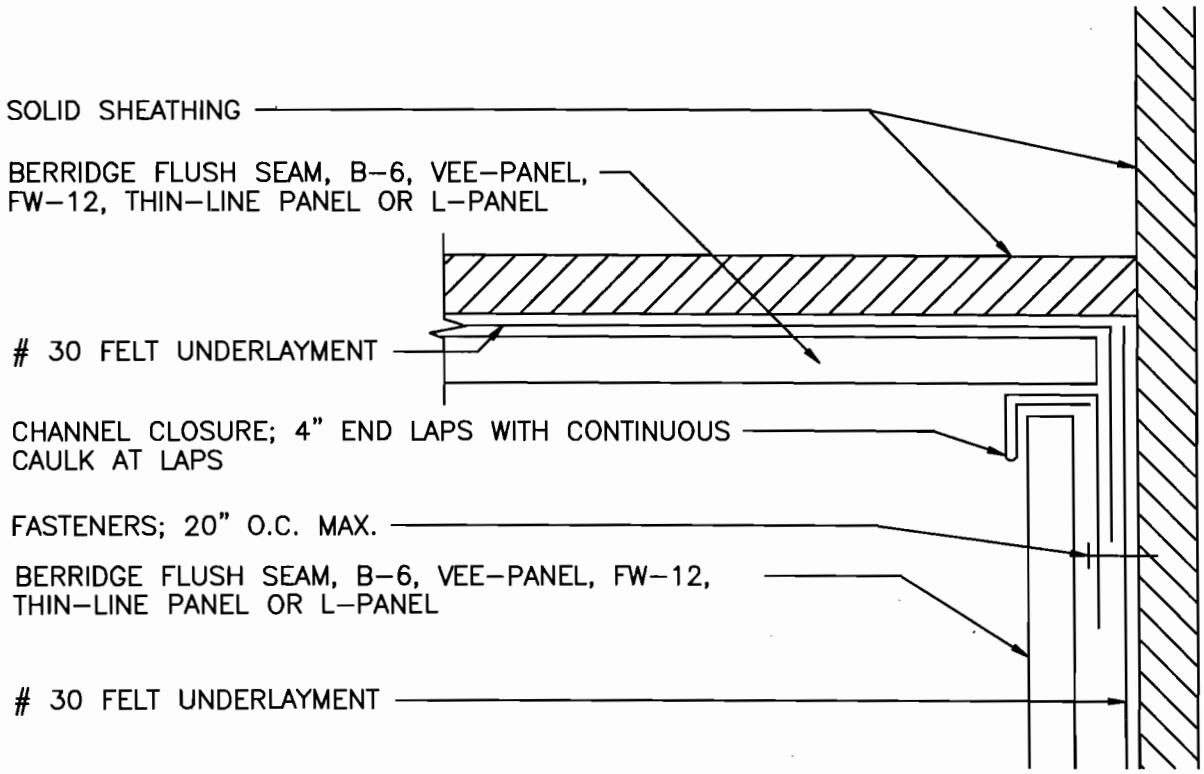
Berridge Manufacturing Company
Roofs of Distinction

SOFFIT TO BUILDING DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

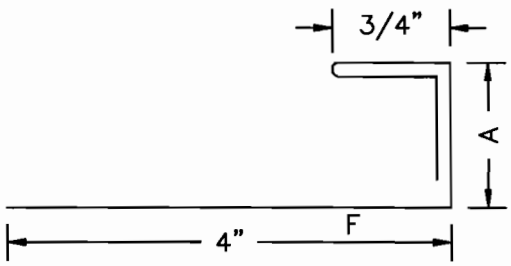
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FWS-42



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CHANNEL CLOSURE

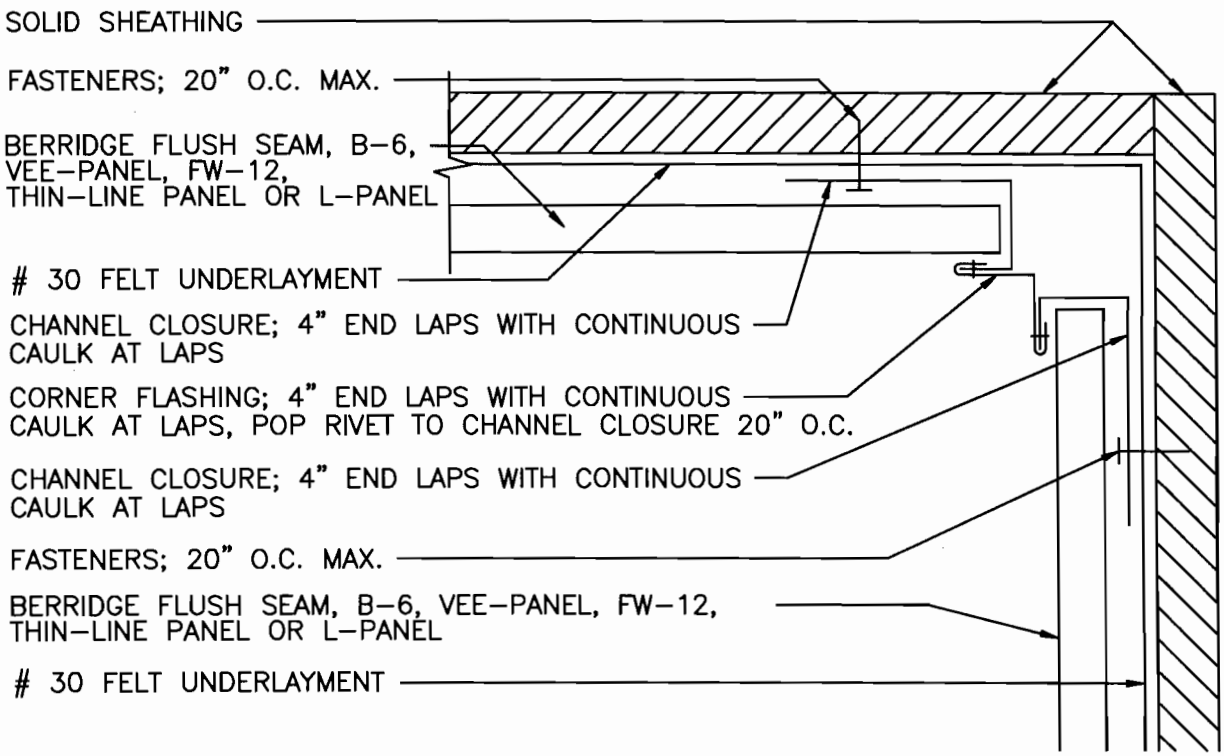
DATE: 09-26-06

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FWS-43

SOFFIT TO WALL PANEL DETAIL
SOLID SHEATHING

FASCIA / WALL PANEL / SOFFIT

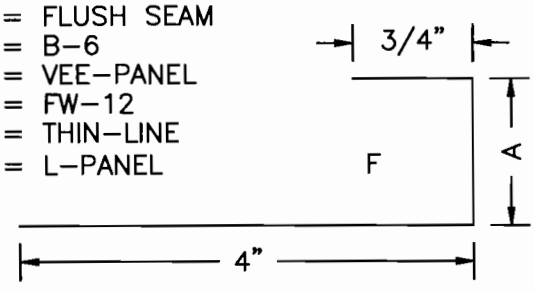
Berridge Manufacturing Company
Roofs of Distinction



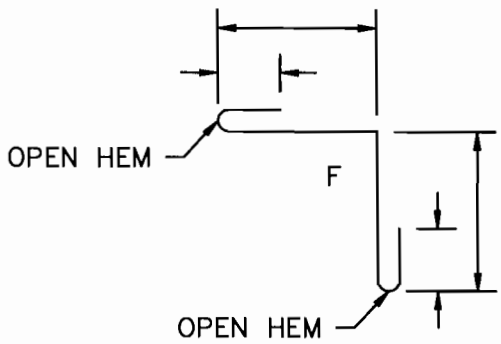
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CHANNEL CLOSURE



CORNER FLASHING

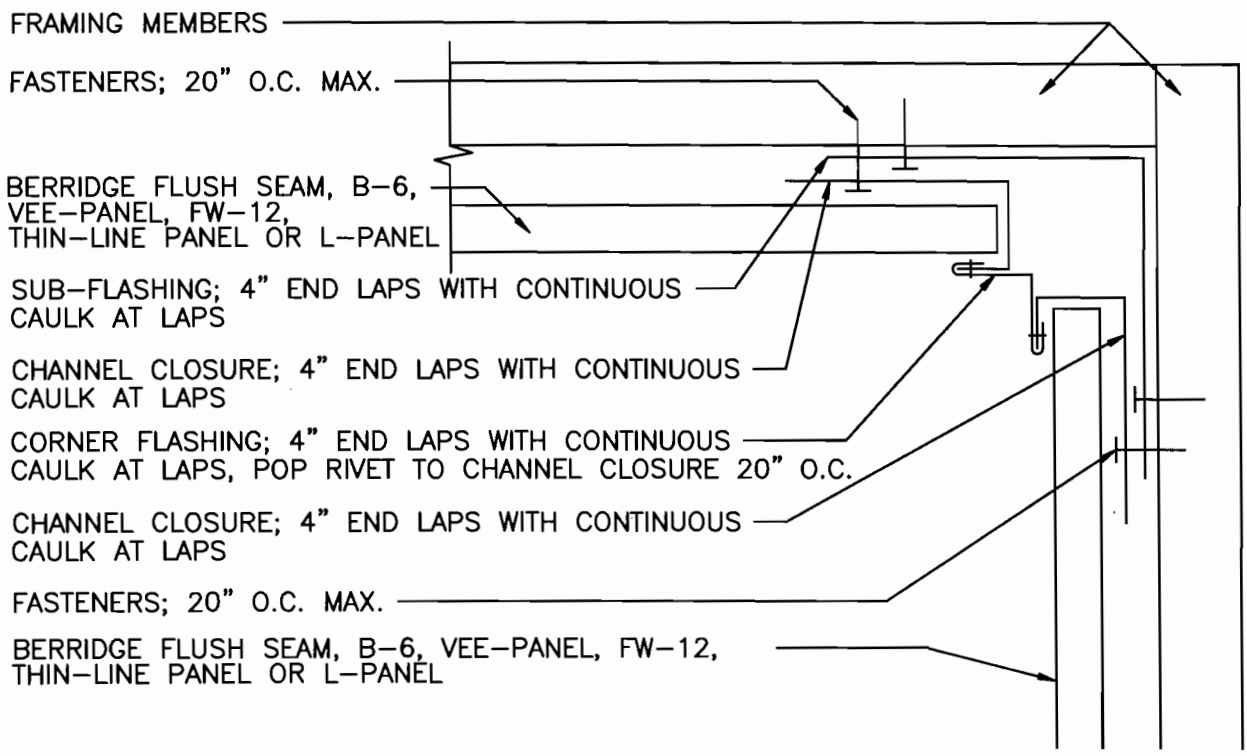
Berridge Manufacturing Company
Roofs of Distinction

INSIDE CORNER DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

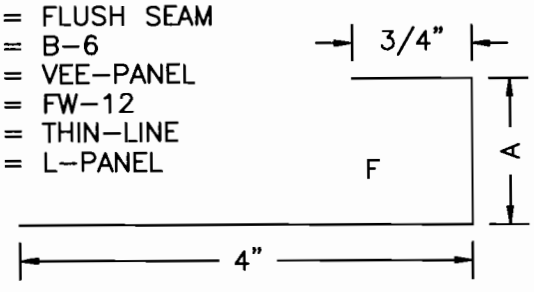
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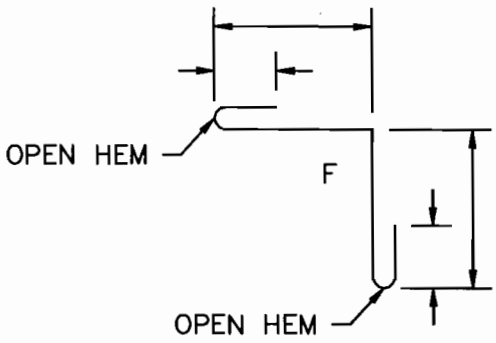
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CHANNEL CLOSURE



CORNER FLASHING

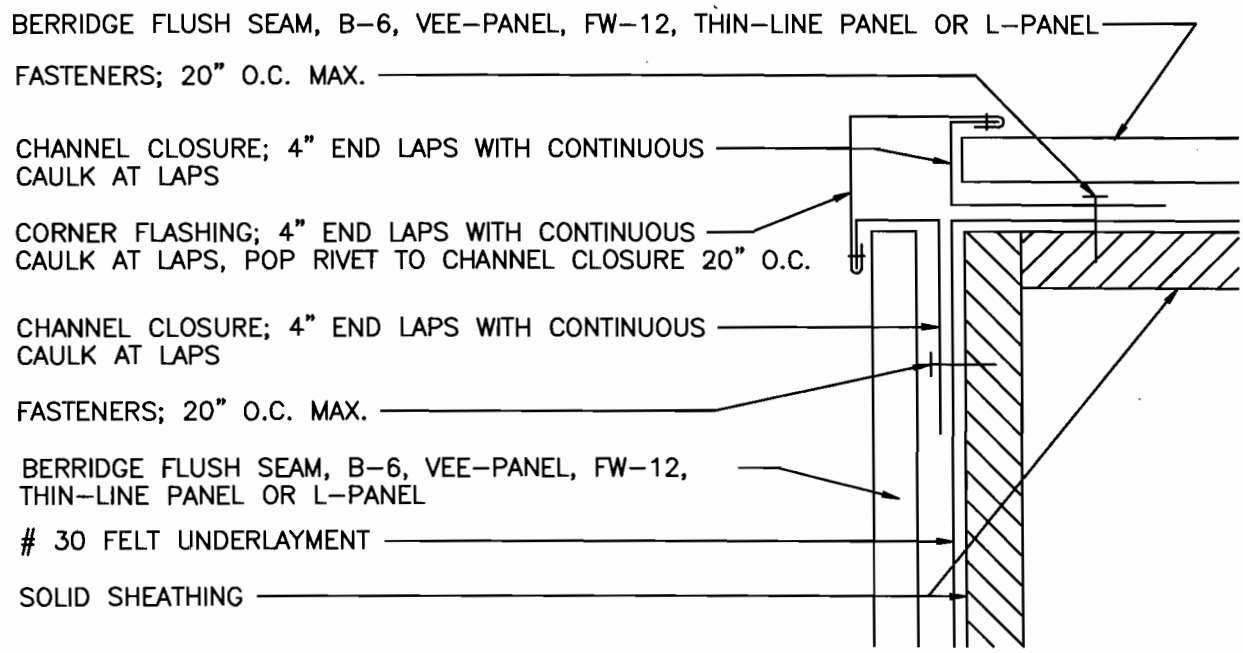
DATE: 09-26-06

INSIDE CORNER DETAIL OPEN FRAMING

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FASCIA / WALL PANEL / SOFFIT

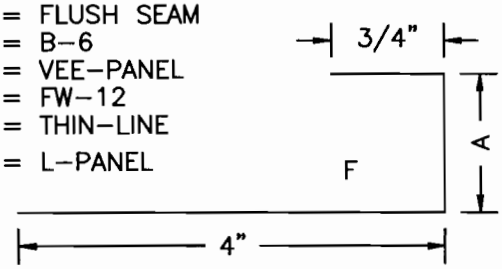
Berridge Manufacturing Company
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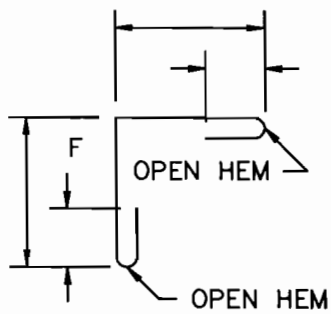
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CHANNEL CLOSURE



CORNER FLASHING

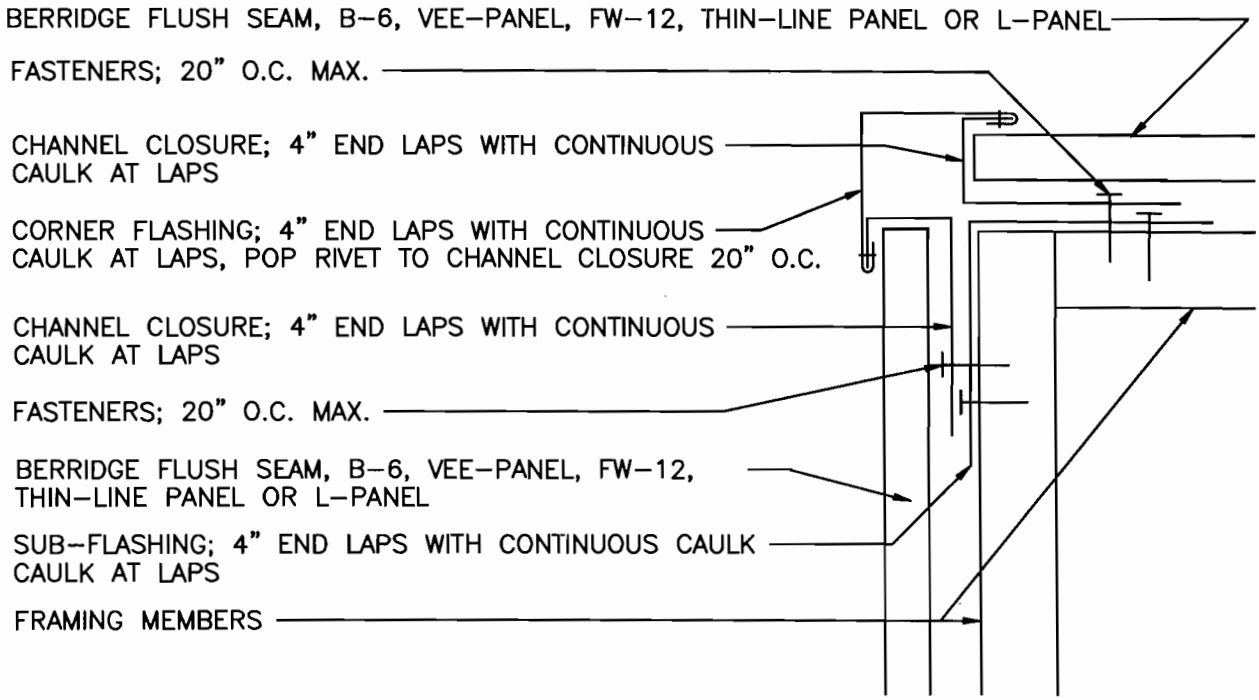
Berridge Manufacturing Company
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OUTSIDE CORNER DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

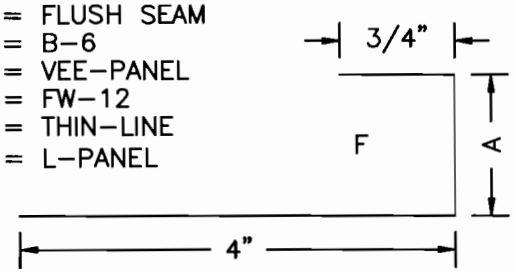
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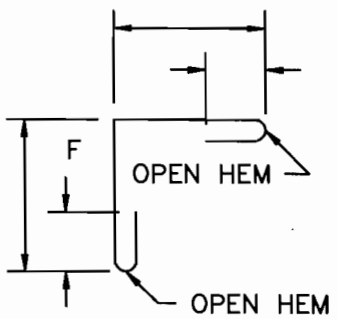
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CHANNEL CLOSURE



CORNER FLASHING

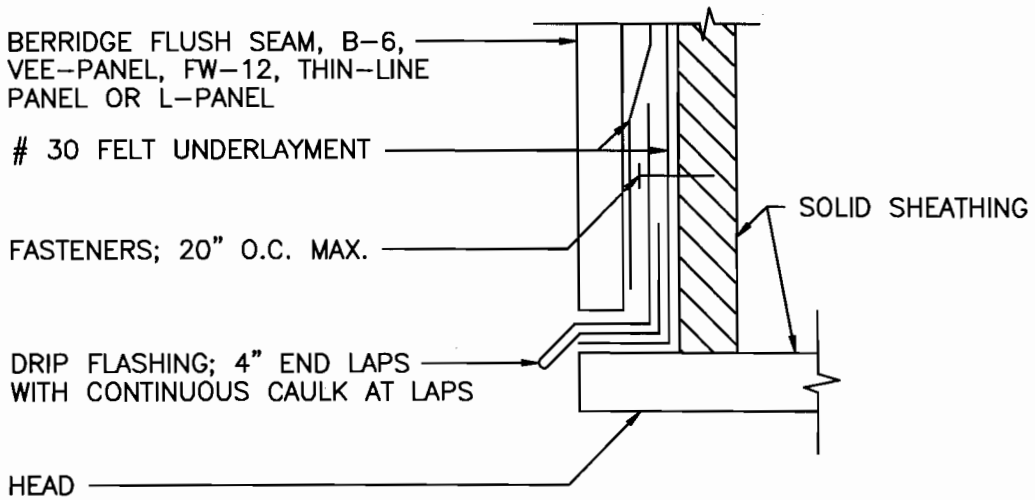
DATE: 09-26-06

OUTSIDE CORNER DETAIL OPEN FRAMING

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FASCIA / WALL PANEL / SOFFIT

Berridge Manufacturing Company
Roofs of Distinction

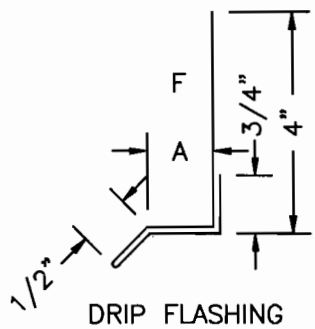


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F = FINISH SIDE



DRIP FLASHING

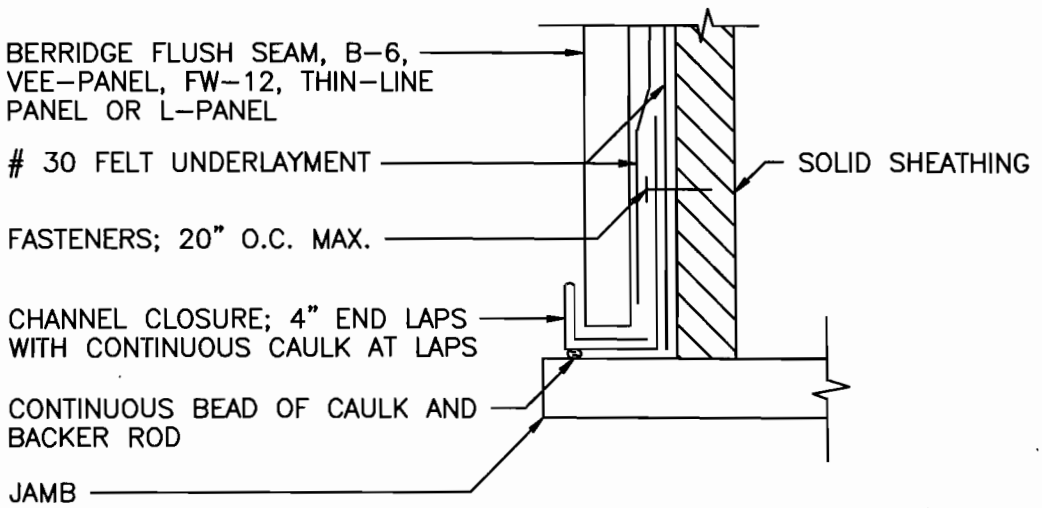
Berridge Manufacturing Company
Roofs of Distinction

HEAD DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

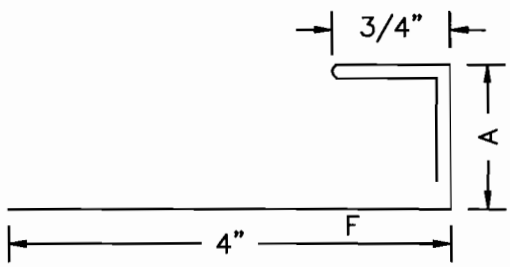
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FWS-60



1. SOLID SHEATHING (BY OTHERS) TO BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
2. ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

F = FINISH SIDE

DIMENSION – A
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1/2" = VEE-PANEL
1 5/8" = FW-12
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1 1/8" = L-PANEL



CHANNEL CLOSURE

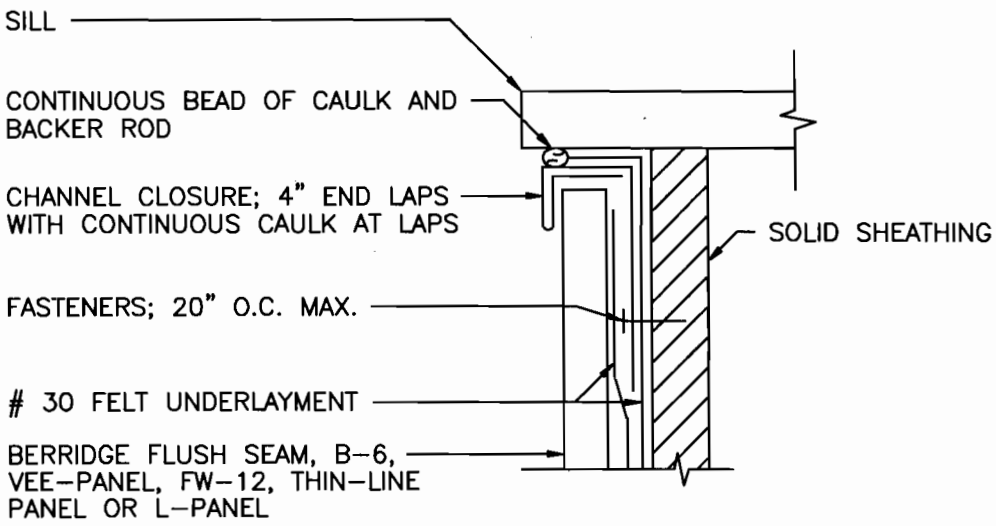
DATE: 09-26-06

JAMB DETAIL SOLID SHEATHING

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FWS-61

FASCIA / WALL PANEL / SOFFIT

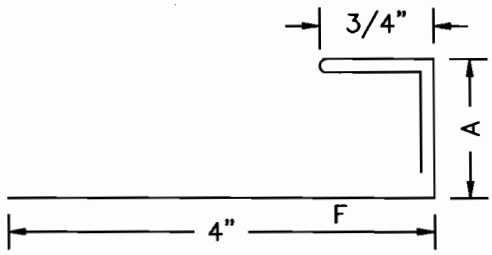
Berridge Manufacturing Company
Roofs of Distinction



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CHANNEL CLOSURE

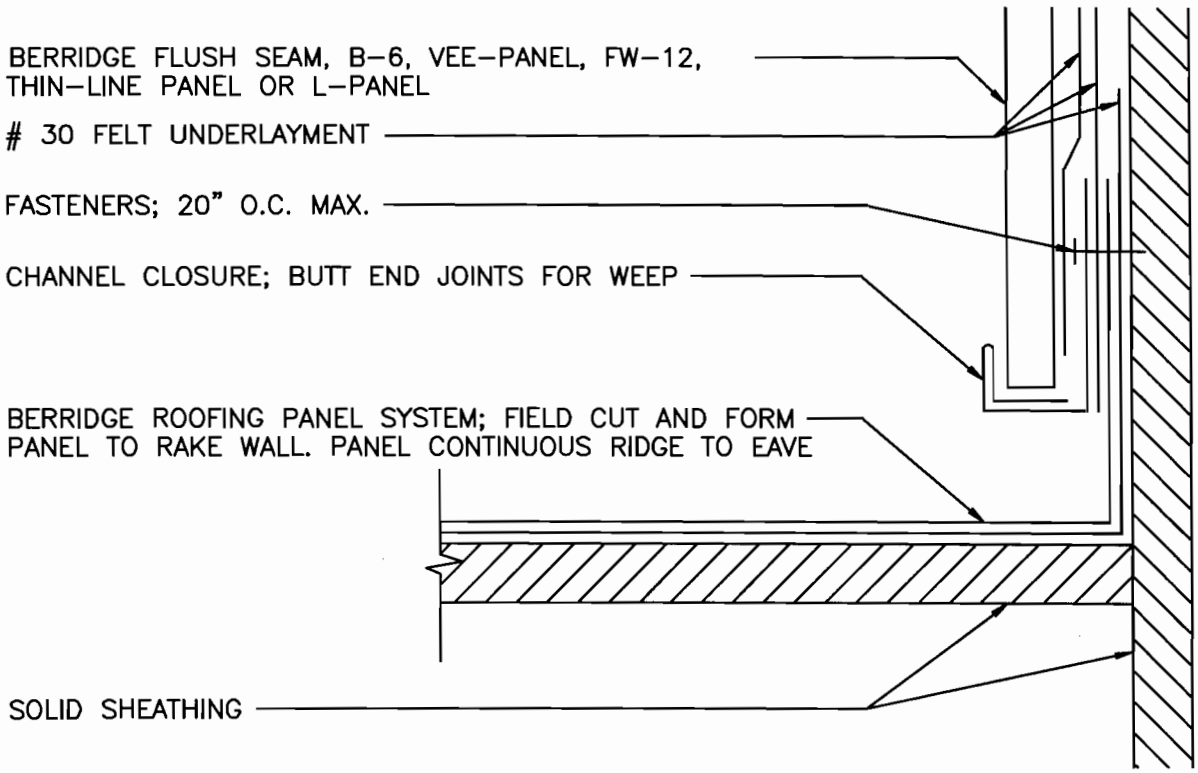
Berridge Manufacturing Company
Roofs of Distinction

SILL DETAIL
SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

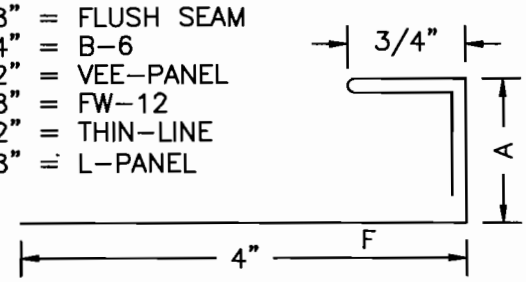
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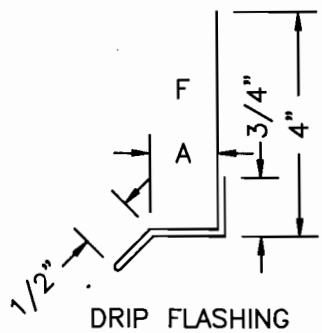
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CHANNEL CLOSURE



DRIP FLASHING

DRIP FLASHING MAYBE USED IN PLACE OF CHANNEL CLOSURE FLASHING TO HAVE 4" END LAPS WITH CONTINUOUS CAULK AT LAPS

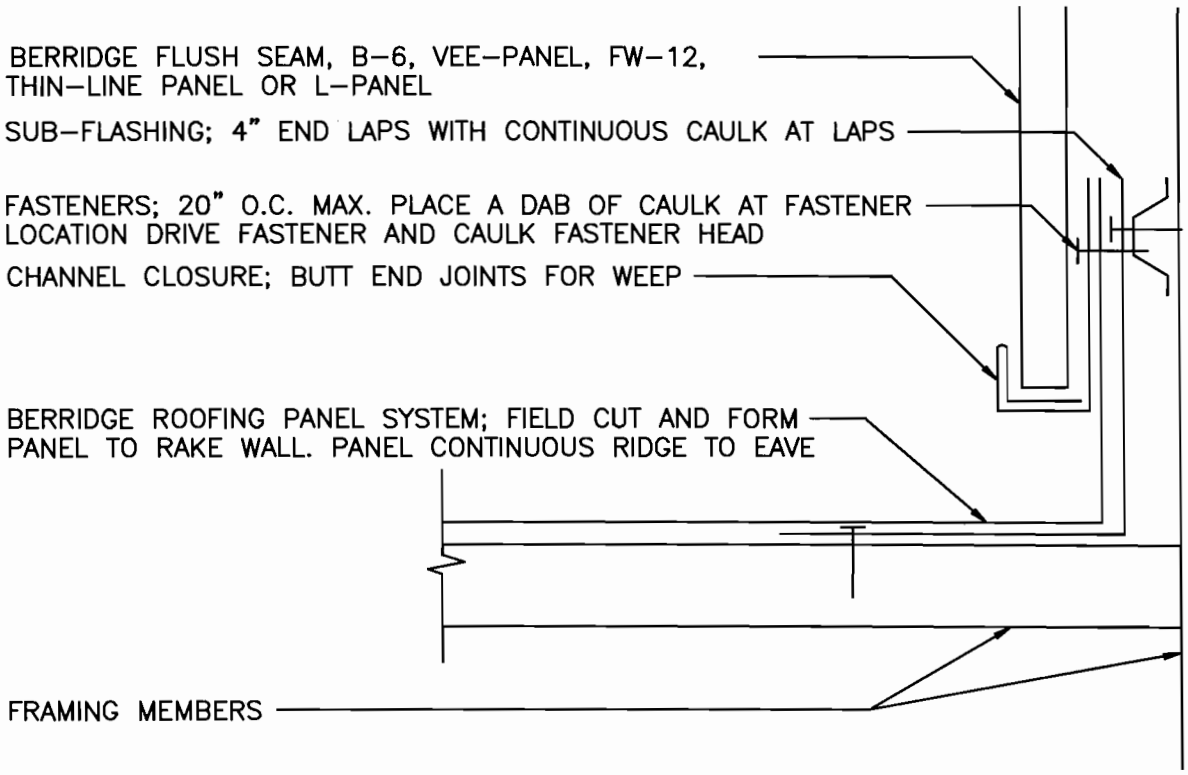
Berridge Manufacturing Company
Roofs of Distinction

RAKE DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

PAGE\FILE
FWS-70

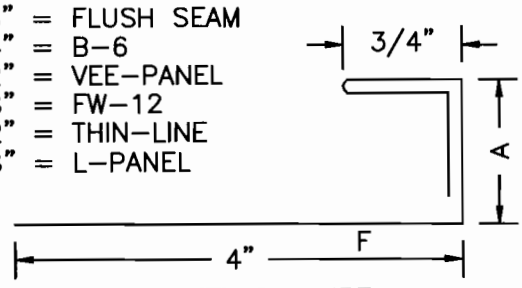


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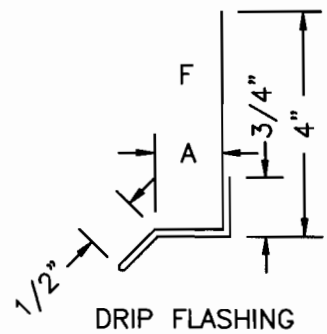
F = FINISH SIDE

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CHANNEL CLOSURE



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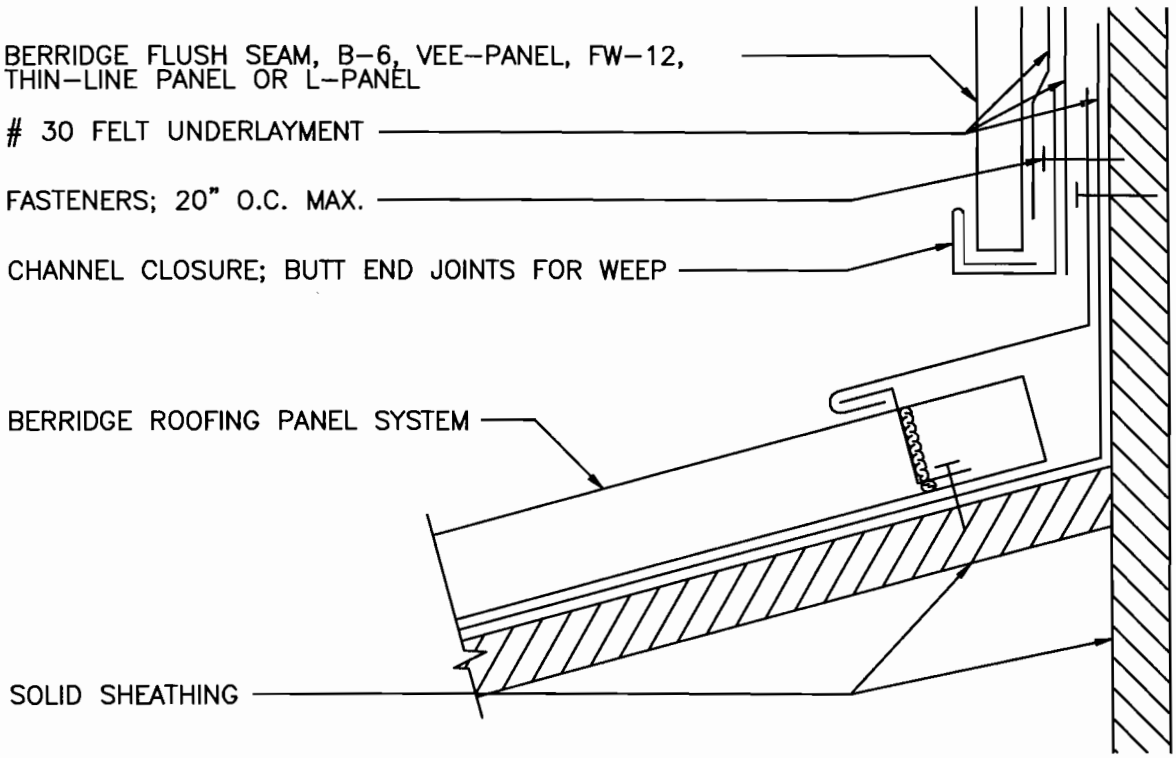
DATE: 09-26-06

RAKE DETAIL OPEN FRAMING

PAGE\FILE
FWS-71

FASCIA / WALL PANEL / SOFFIT

Berridge Manufacturing Company
Roofs of Distinction

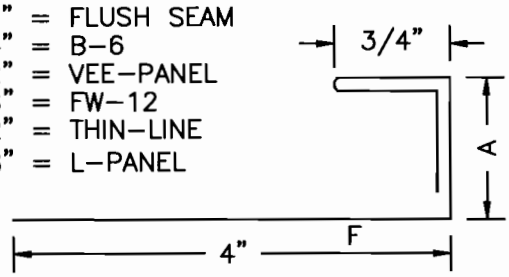


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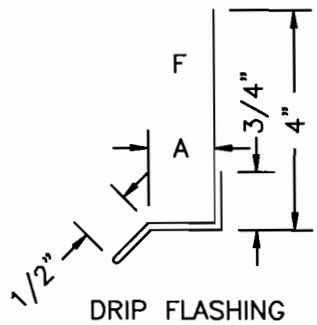
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CHANNEL CLOSURE



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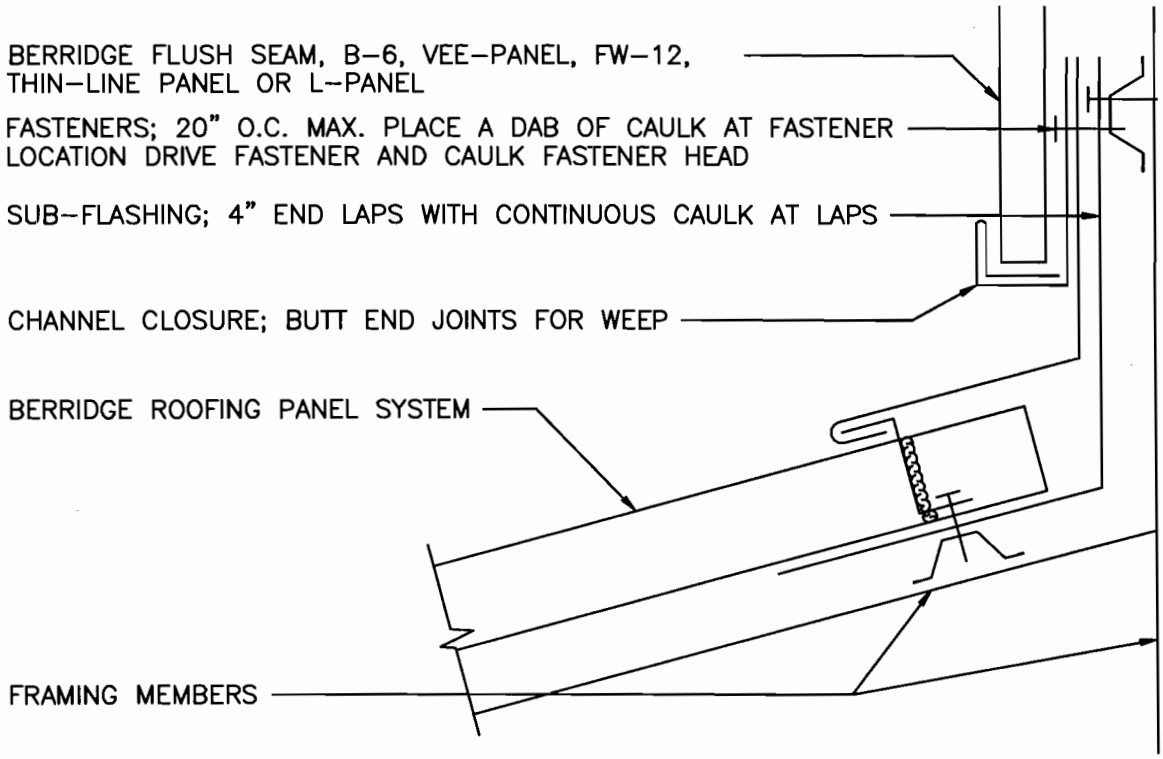
Berridge Manufacturing Company
Roofs of Distinction

HEAD WALL DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

PAGE\FILE
FWS-72

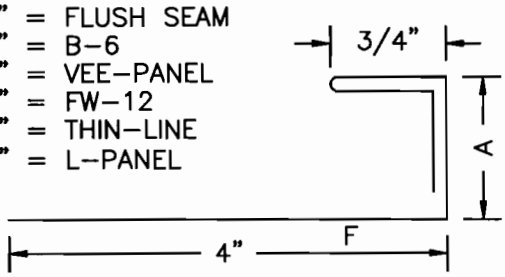


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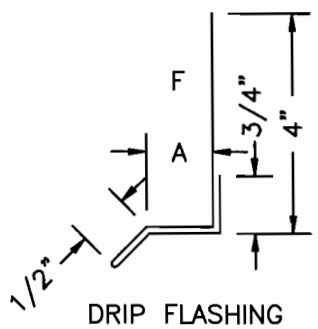
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CHANNEL CLOSURE



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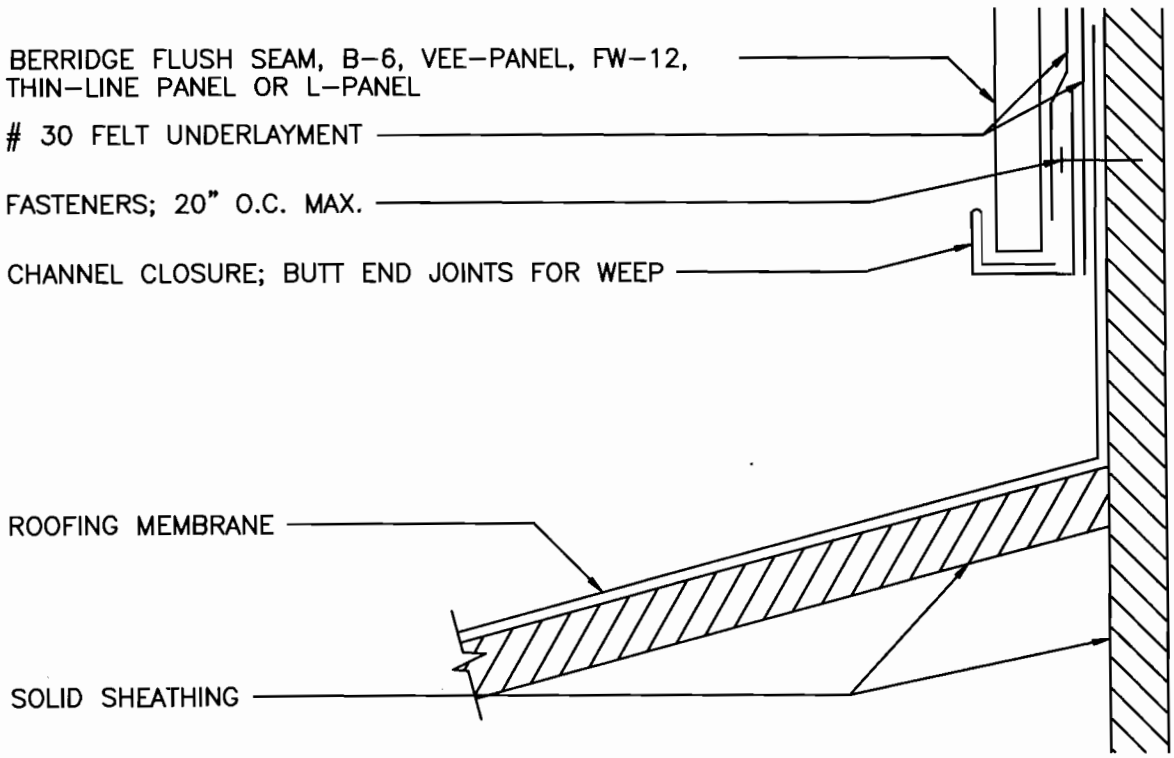
DATE: 09-26-06

HEAD WALL DETAIL OPEN FRAMING

PAGE\FILE
FWS-73

FASCIA / WALL PANEL / SOFFIT

Berridge Manufacturing Company
Roofs of Distinction

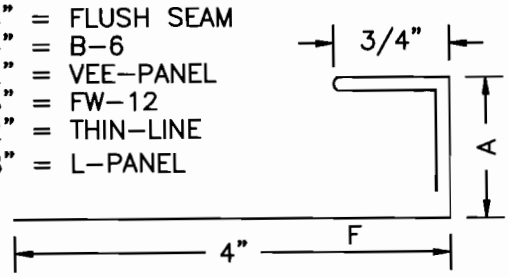


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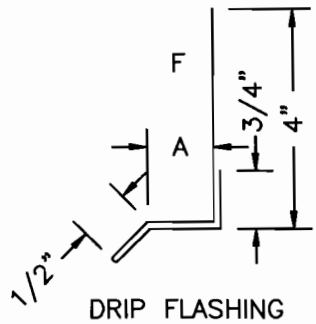
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Berridge Manufacturing Company
Roofs of Distinction

BASE DETAIL SOLID SHEATHING

DATE: 09-26-06

FASCIA / WALL PANEL / SOFFIT

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FWS-74

Berridge L-Panel

Versatile, maintenance-free, prefinished metal liner or soffit panels for open spans.



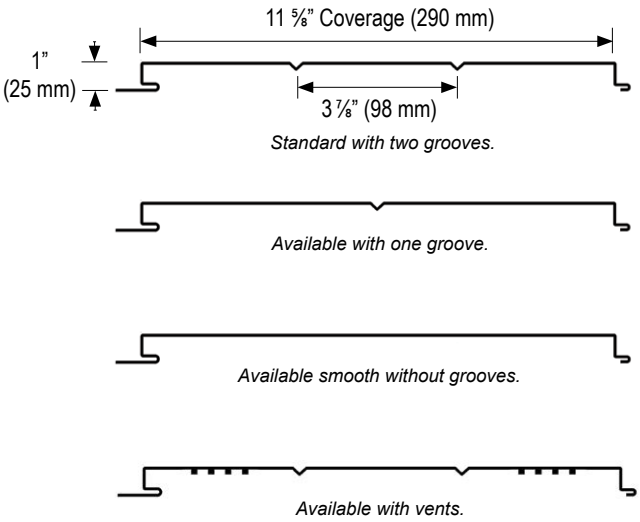
- **Available in 24 & 22 gauge steel & 0.032 aluminum (Consult BMC for 22 gauge)**
- **Concealed fasteners**
- **Optional vee-grooves**
- **Optional stucco embossed texture**
- **Panel may be vented**
- **Open framing or solid sheathing**
- **ASTM E-1592**
- **Miami-Dade Approved**
- **Site-form using Berridge FP-16 portable roll former**

Unless otherwise noted, all testing is for steel only





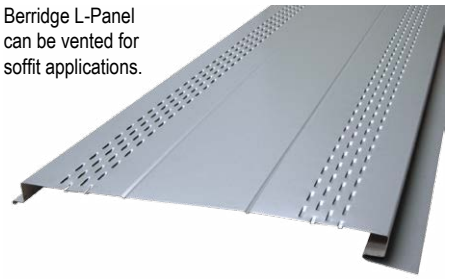
Berridge L-Panel is an economical and versatile panel for fascia, soffit, liner and ceiling applications. Available with 2 grooves, 1 groove or no grooves as shown above.





Berridge L-Panel is a great soffit panel and can be site-formed with the FP-16 portable roll former.

Berridge L-Panel can be vented for soffit applications.



Vented L-Panel provides 5.19 square inches of Net Free Vent Area (NFVA) per lineal foot of panel. Note: Berridge Manufacturing Company does not recommend this product in applications subject to aggressive atmospheres, marine environments or high humidity due to the corrosive nature of these environments on raw edges of steel.

SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:
Furnish and install Berridge L-Panel wall and soffit system as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

MANUFACTURE:
Berridge L-Panel shall have an 11⅝" exposure and a panel depth of 1". Panels are available from the factory in continuous lengths to a maximum of 40'-0" or can be site-formed with Berridge model FP-16 portable roll former. Panel is available with optional vee grooves, optional embossing, or optional vented profile for soffit applications.

MATERIALS, FINISH INFORMATION & CONSTRUCTION DETAILS:
Reference web site: www.berridge.com

Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • **www.berridge.com**

Printed in the USA - January 2017 - 500 K

DESIGN THAT ENDURES

artisan™
JamesHardie



Artisan® Lap Siding
Artisan® Accent Trim

VISUALLY INSPIRING

Artisan Lap Siding

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

Details

- Distinctively deep shadow lines
- Ability to miter corners
- Tongue and groove joints provide low profile seams





PRODUCT SPECIFICATIONS

Finish

- Ready to Paint
- When painting product, use 100% acrylic paint

Warranty

Artisan lap siding is protected by a 30-year limited non-prorated warranty. This product replacement warranty is the best in the industry.

Size/Weight/Texture

Length: 12’
Thickness: 5/8”
Width: 5-¼” (4” exposure)
7-¼” (6” exposure)
8-¼” (7” exposure)
Weight: 4.55 lbs./sq. ft.
Texture: Smooth and Woodgrain
Nail line is 1” from the top edge of the board



Artisan lap siding is manufactured with a unique tongue and groove joint design for precise fit and finish

LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.





THE FINISHING TOUCH

Artisan Accent Trim

Introducing new Artisan accent trim, our most innovative trim technology ever. Artisan accent trim is designed to deliver superior performance and durability just like other James Hardie products offer.

Details

- Easily installed with 2.5” finishing nails
- Thicker trim to complement your Artisan lap siding
- Complete cladding solution

PRODUCT SPECIFICATIONS

Finish

- Ready to paint
- When painting product, use 100% acrylic paint

Warranty

Artisan accent trim is protected by a 15-year transferable, limited warranty.

Size/Weight/Texture

Length:	12’
Thickness:	1½”
Width:	4” (3.5” actual)
	6” (5.5” actual)
Weight:	8 lbs./sq. ft.
Texture:	Smooth









artisan™
JamesHardie

ArtisanLuxury.com

888.800.7864

Additional installation information, warranties and warnings are available at ArtisanLuxury.com.

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ART1105 11/2012

DESIGN THAT ENDURES

artisan™
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ArtisanLuxury.com

888.800.7864

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ART1105 11/2012

Achieve a distinctive v-groove look
WITH UNCOMPROMISING PERFORMANCE.

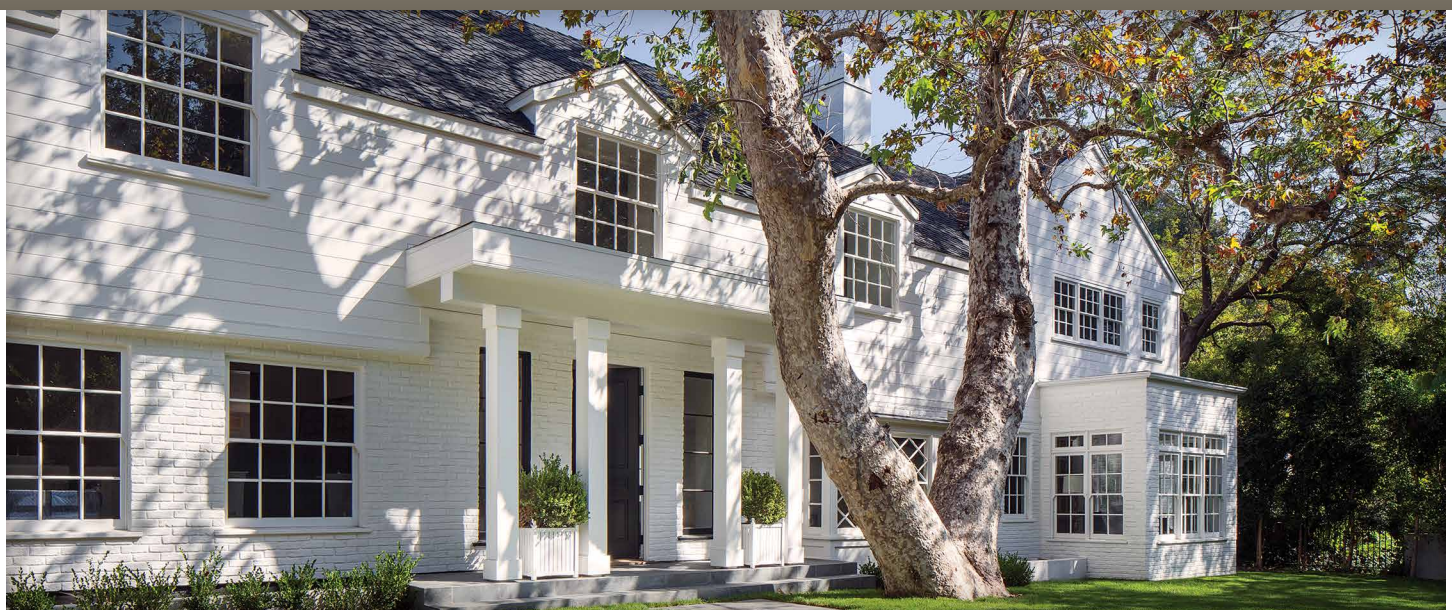


Introducing Artisan® V-Rustic siding from James Hardie

V-groove has evolved. New Artisan® V-Rustic siding delivers everything you love about wood v-groove siding, with the uncompromising performance you've come to expect from James Hardie® fiber cement products.

Now you can craft homes with Artisan V-Rustic siding that's specifically engineered for the climate where the product is used. So no matter what nature brings, your homes can keep their good looks longer with less upkeep.

artisan™
JamesHardie



Brought to you by the industry leader

Installed on more than 5.5 million homes, James Hardie is North America's #1 brand of siding. We continue to set the standard for premium siding and trim. Set your homes apart with our distinctive Artisan V-Rustic siding. Its deep shadow lines and smooth texture strike a nice balance between the traditional and contemporary aesthetic.

UNIQUELY FORMULATED FOR LONGER LASTING BEAUTY

Unlike wood and wood composite siding products, Artisan V-Rustic siding by James Hardie is Engineered for Climate®. It resists shrinking, swelling and cracking even after years of hot, humid conditions and blistering sun in the south, and cool and wet conditions in the northwest.

- Stands up to storms and harsh weather
- Won't be eaten by animals or insects
- Water resistant
- Fire resistant



Product is available primed with 7-inch exposure.



EXCLUSIVE LOCK JOINT SYSTEM ENABLES FASTER, CLEANER INSTALLATION

Our innovative Lock Joint System enables blind nailing, which helps save you time and money while offering homeowners a more attractive look. Blind nailing eliminates the need to putty, sand and paint over face nails – and helps reduce ongoing maintenance.

Learn more about Artisan V-Rustic fiber cement siding.
Visit artisanluxury.com

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JamesHardie

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ART1601 1/16

METAL PANELS INC.™



The Right Panels
The Right Accessories
Right On Time

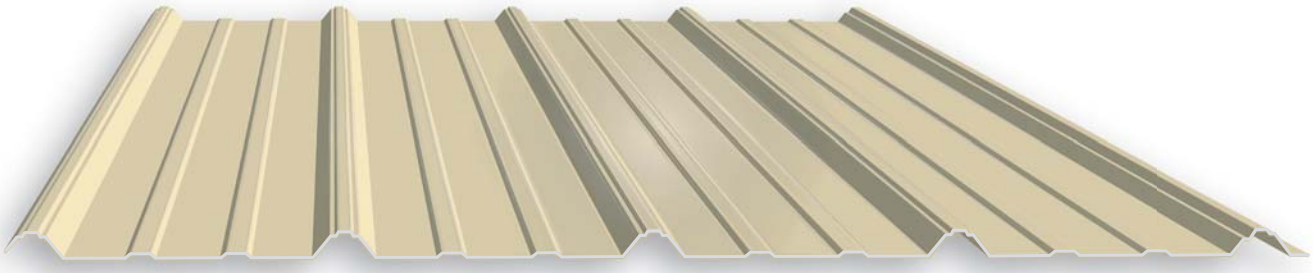


Metal Roof and Siding Panels

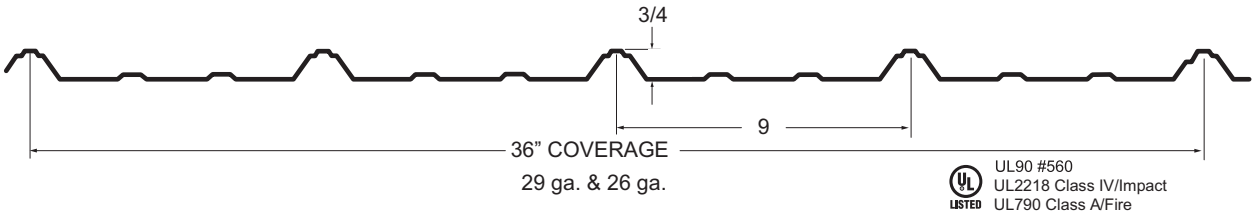
issue: 05/2017

Through-Fastener Panels

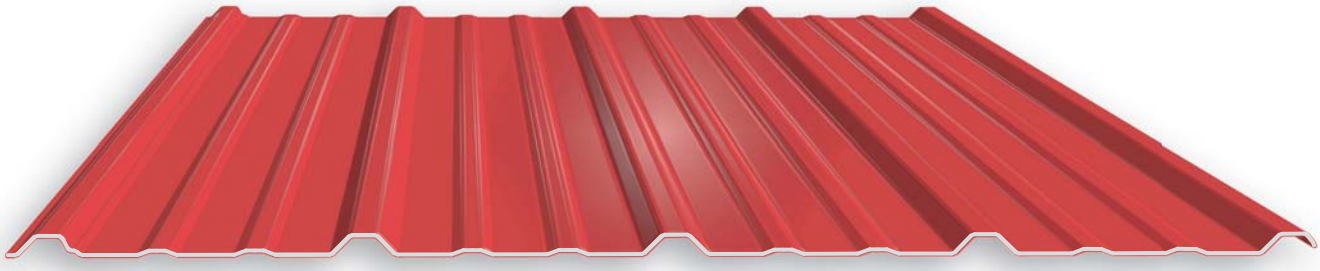
STRONGSEAM™ PANELS AG PANEL



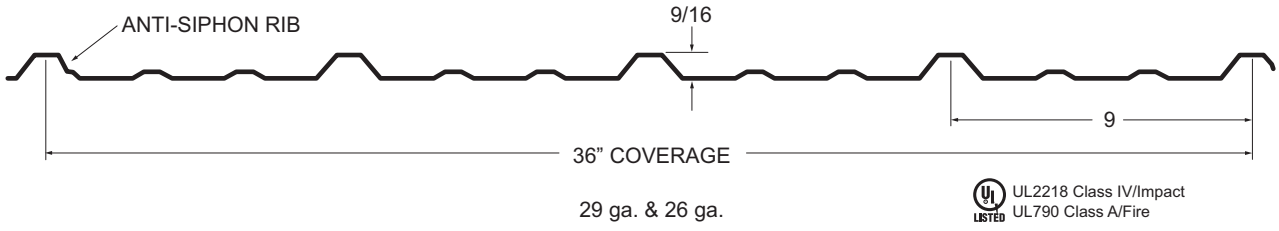
AG Panel – a low-profile, economical panel solution for residential, commercial and agricultural roofing or post frame buildings. AG panels are a very durable, high-value metal roofing system. Manufactured in 29 ga. and 26 ga., and available in 16 stock colors plus galvalume in 29 ga., and 22 stock colors plus galvalume in 26 ga. Minimum recommended slope is 1:12 with sealant.



STRONGSEAM™ PANELS FLAT-LOC PANEL



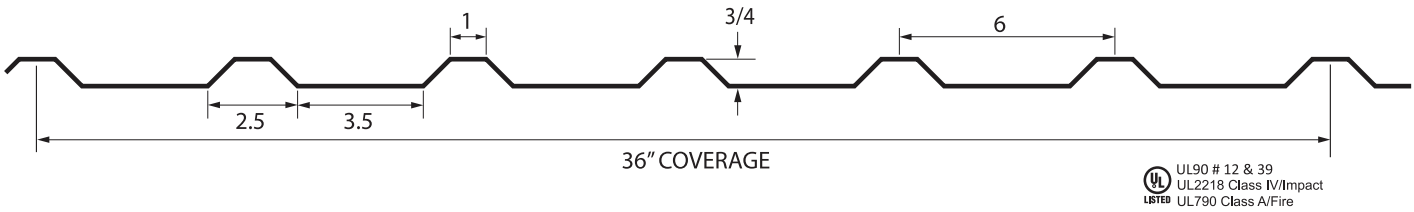
Flat-Loc – a low-profile, stout-ribbed panel ideally suited for roofing or post-frame buildings. Manufactured in 29 ga. and 26 ga., and available in 16 stock colors plus galvalume in 29 ga., and 22 stock colors plus galvalume in 26 ga. Minimum recommended slope is 1:12 with sealant.



STRONGSEAM™ PANELS M PANEL



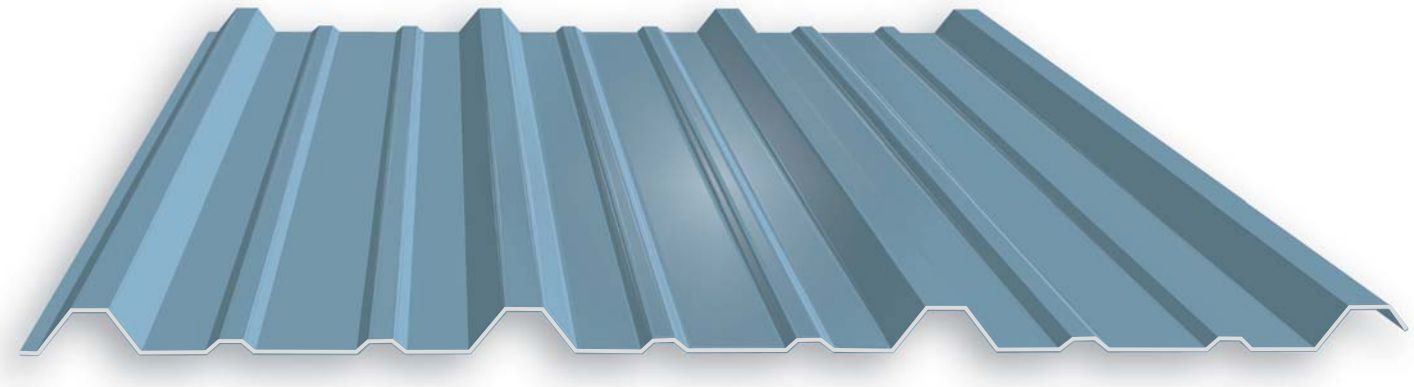
AVAILABLE IN 26 GA (24 GA SPECIAL ORDER ONLY)



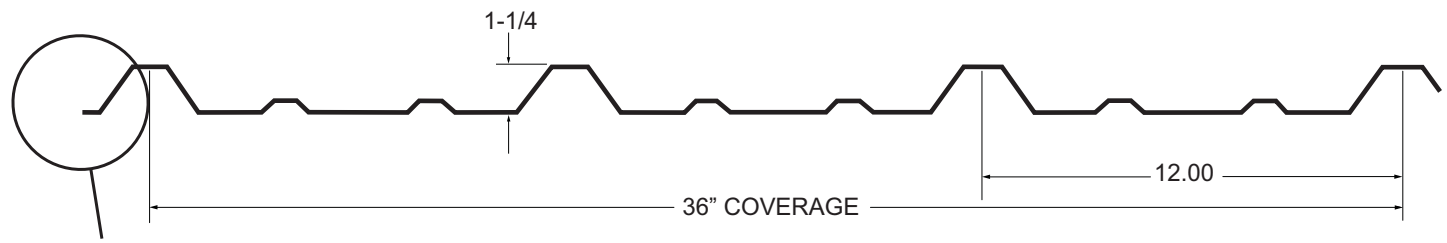
UL90 # 12 & 39
UL2218 Class IV/Impact
UL790 Class A/Fire

M-Panel - a stiffer profile panel that is ideal for pre-engineered metal building liner panels. M-Panels feature ribs 6" on center for high-strength and durable performance. Manufactured in 26 ga. (24 ga. by special order) the M-Panel is available in 22 stock colors.

STRONGSEAM™ PANELS PBR PANEL



PBR Panel – a higher-ribbed profile that is ideal for pre-engineered metal buildings. R-panels offer a high-strength, attractive profile and long-lasting performance. Manufactured in 26 ga., and available in 22 stock colors in 26 ga. Available in 24 ga. and 22 ga. by special order. Minimum recommended slope is 1:12 with sealant.

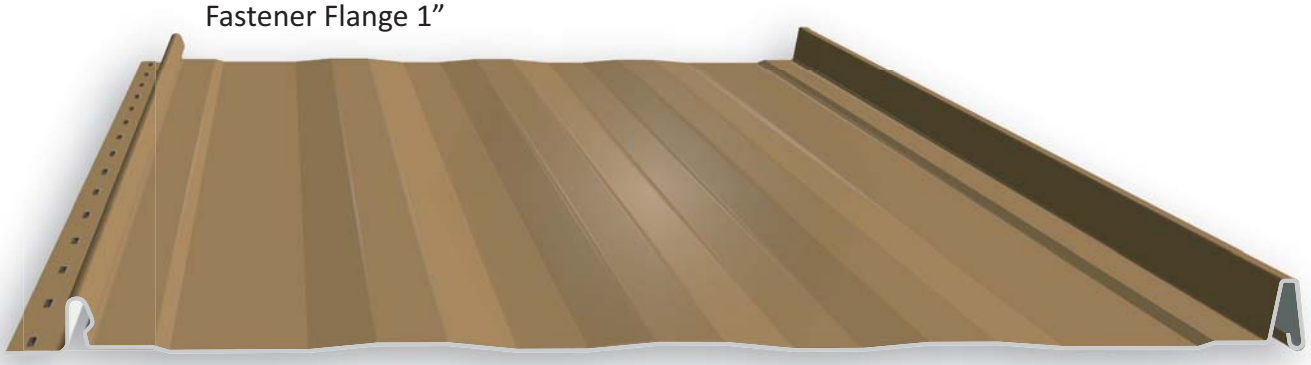


26 ga.
22 ga. & 24 ga. by special order

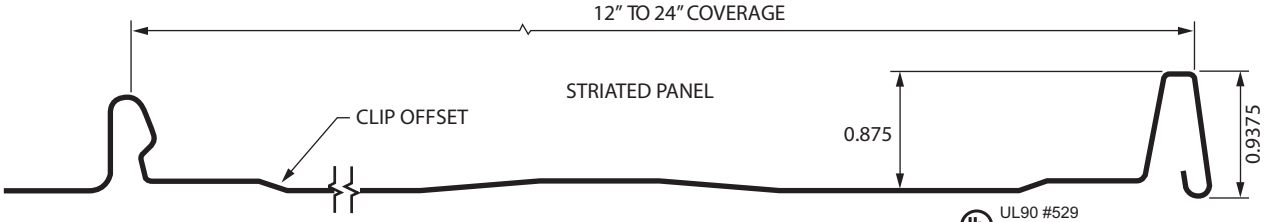
UL90 #169
UL2218 Class IV/Impact
UL790 Class A/Fire

STRONGSEAM™ PANELS SSFF1 PANEL

Fastener Flange 1”



SSFF1 Panel – is an economical snap-together panel with a 1” standing seam for use over a solid deck. Panels are installed by using a pancake fastener in the panel’s fastener flange. Available in both 26 ga. SMP and 24 ga. Kynar with widths ranging from 12” to 20”. Eight stocked colors for 16” wide panels, in 26 ga. SMP. Minimum recommended slope is 3:12. Pan striations required for all 26 ga. panels.

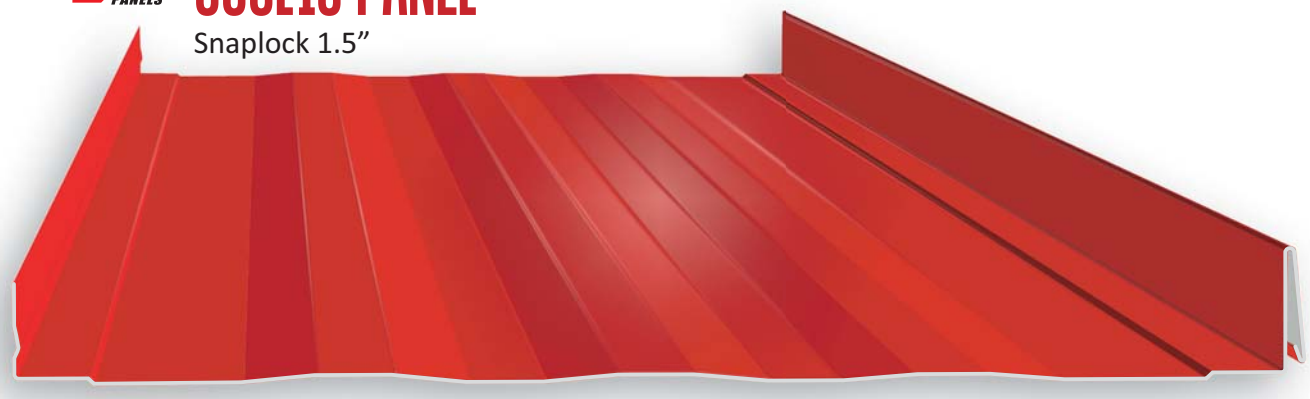


26 ga. & 24 ga.

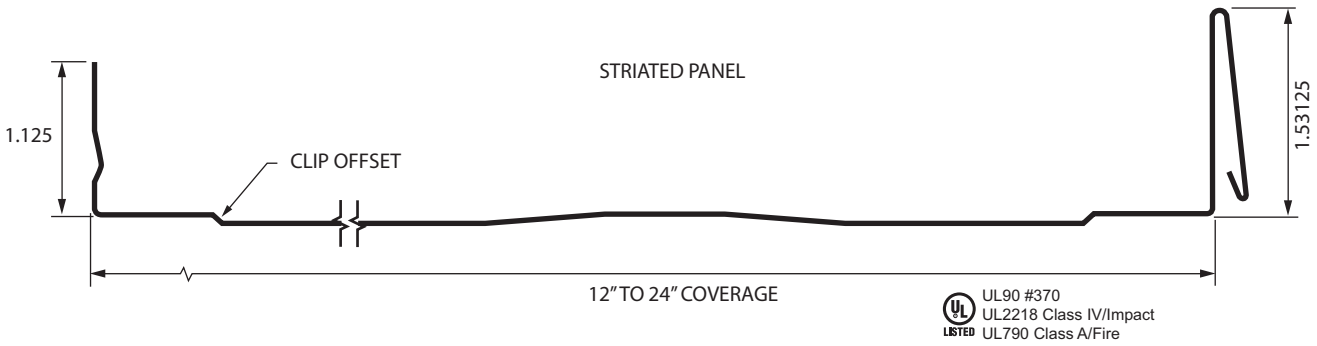
UL90 #529
UL2218 Class IV/Impact
UL790 Class A/Fire

STRONGSEAM™ PANELS SSSL15 PANEL

Snaplock 1.5”



SSSL15 Panel – is a snap-together architectural panel with a 1-½” standing seam, typically used over a solid deck. Available in both 26 ga. SMP and 24 ga. Kynar with widths ranging from 12” to 20”. Eight stocked colors for 16” wide panels, in 26 ga. SMP. Minimum recommended slope is 3:12. Pan striations required for all 26 ga. panels.



UL90 #370
UL2218 Class IV/Impact
UL790 Class A/Fire

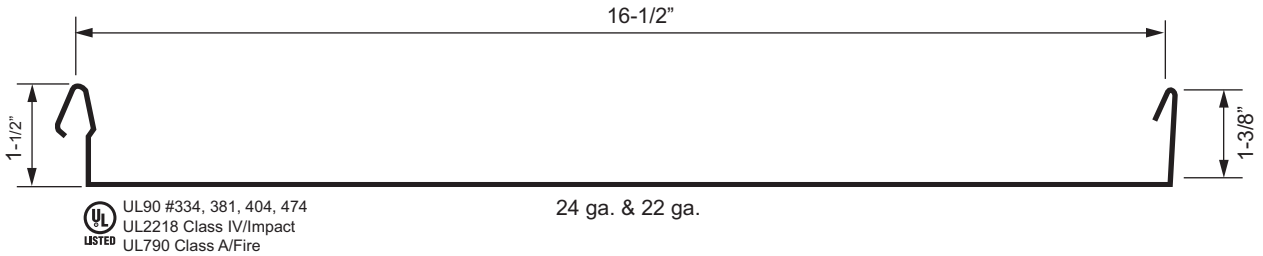
26 ga. & 24 ga.

CEE-LOCK PANEL

Produced by MPI under license from
Berridge Manufacturing Company

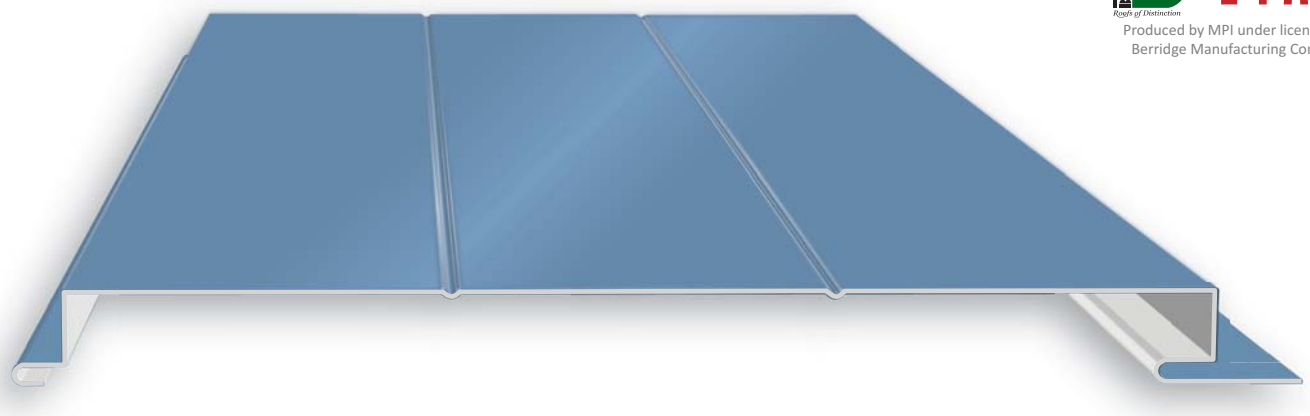


Cee-Lock – is ideal for residential or commercial construction with solid sheathing or open purlins, and features an available patented vinyl weatherseal and an integral snap-lock seam. Available in 23 standard colors and 8 premium colors. Vinyl weatherseal recommended for slopes 3:12 or less, and required for all Watertight Warranty projects.

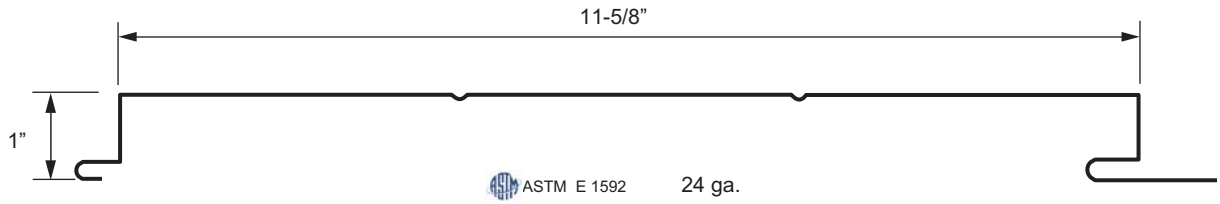


L-PANEL

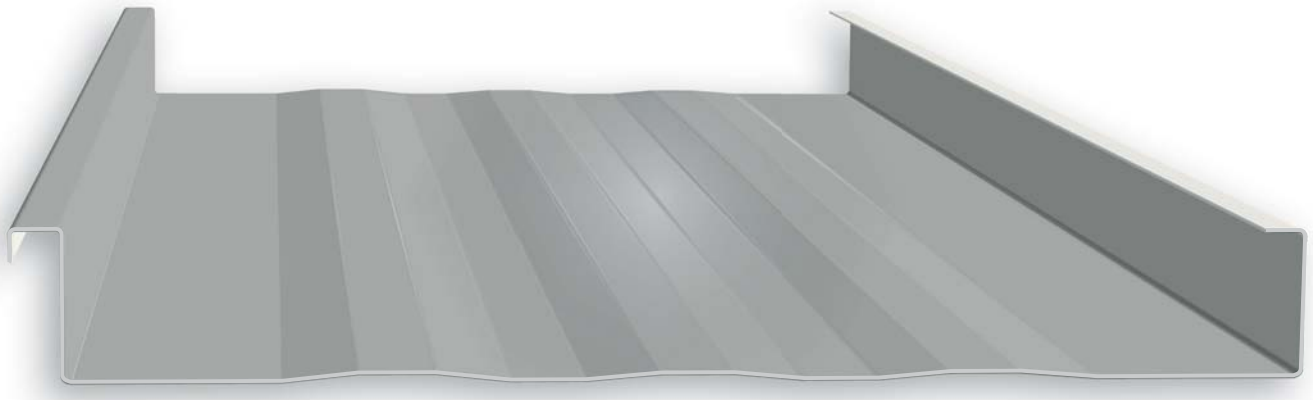
Produced by MPI under license from
Berridge Manufacturing Company



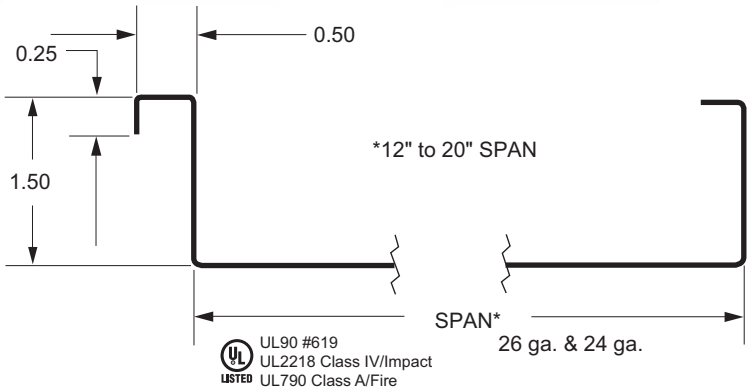
L-Panel – is an economical, maintenance-free prefinished panel for open spans. L-panel is a versatile panel for soffit, fascia, liner and ceiling applications. Available in 23 standard colors and 8 premium colors. Panel offered as smooth, grooved or perforated.



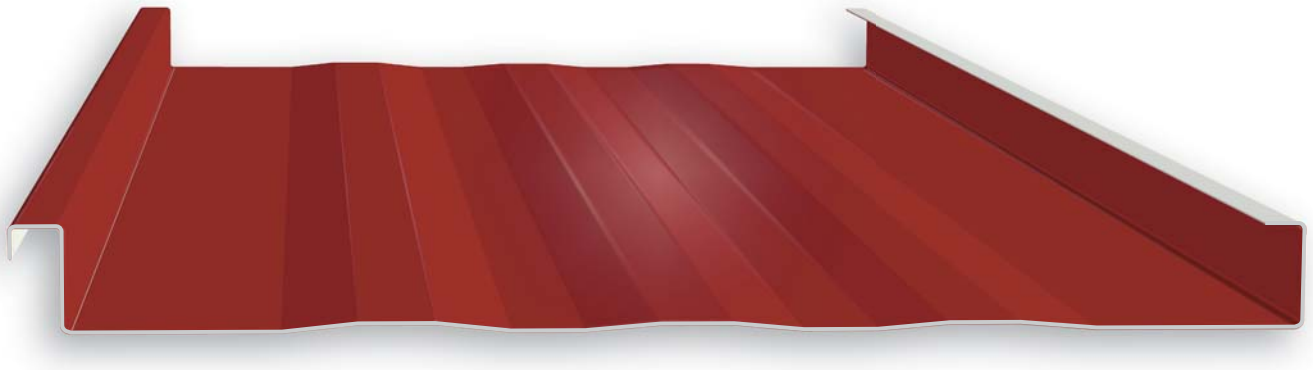
STRONGSEAM™ PANELS VPLF15 PANEL



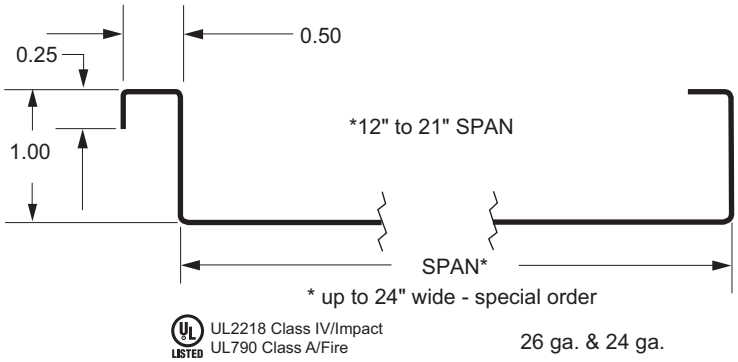
VPLF15 Panel – is an architectural flat pan panel with a 1-½" standing seam that is mechanically seamed. Panels are typically used over a solid deck, but can be used over closely spaced open purlins. Panels are available in both 26 ga. SMP and 24 ga. Kynar in widths ranging from 12" to 20". Eight stocked colors for 16" wide panels, in 26 ga. SMP. Minimum recommended slope is 1:12. Pan striations required for all 26 ga. panels.



STRONGSEAM™ PANELS VPLF1 PANEL



VPLF1 Panel – is an architectural flat pan panel with a 1" standing seam that is mechanically seamed. Panels are typically used over a solid deck, but can be used over closely spaced open purlins. Panels are available in both 26 ga. SMP and 24 ga. Kynar in widths ranging from 12" to 20". Eight stocked colors for 17" wide panels, in 26 ga. SMP. Minimum recommended slope is 2:12. Pan striations required for all 26 ga. panels.

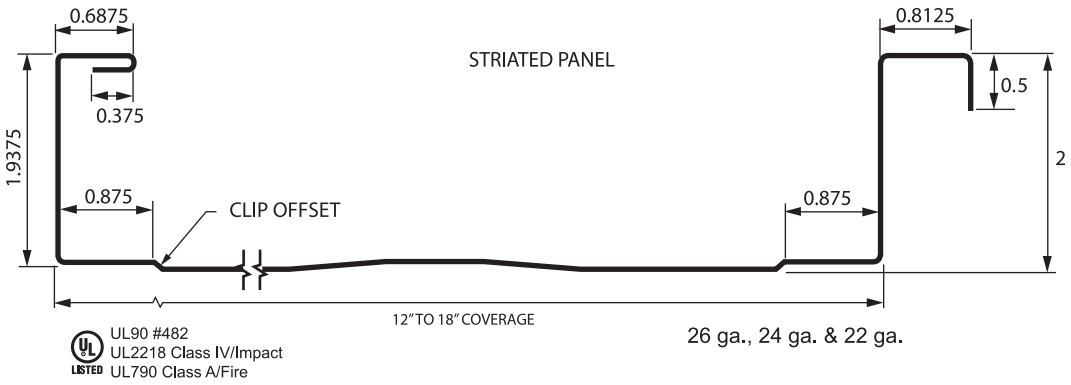


STRONGSEAM™ PANELS SSLF2 PANEL

Lock-Forming 2”



SSLF2 Panel – is an architectural/structural standing seam roof system for use over open purlins or a solid deck. The panel features a 2” standing seam that is mechanically seamed in a single or double lock configuration. Available in paint-to-order colors. Minimum recommended slope is .5:12.

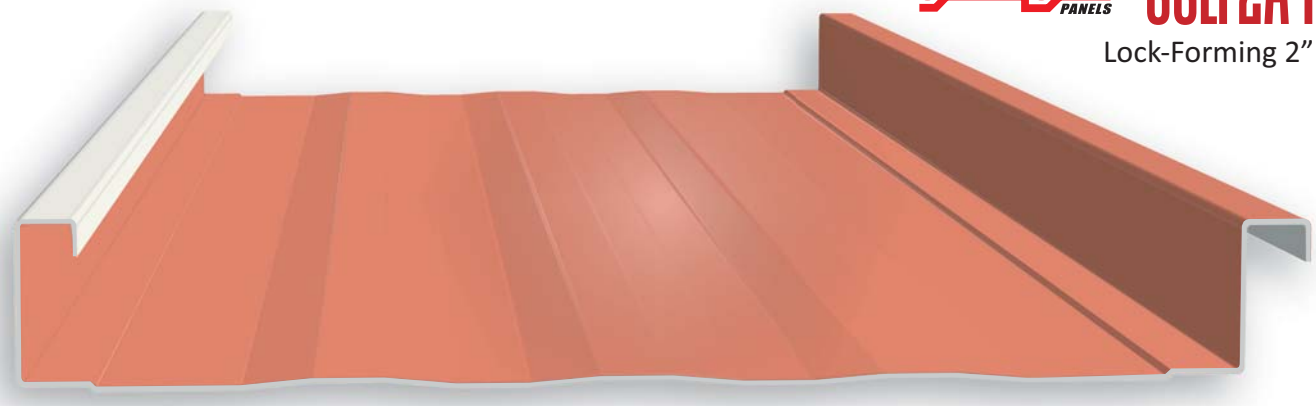


UL90 #482
UL2218 Class IV/Impact
UL790 Class A/Fire

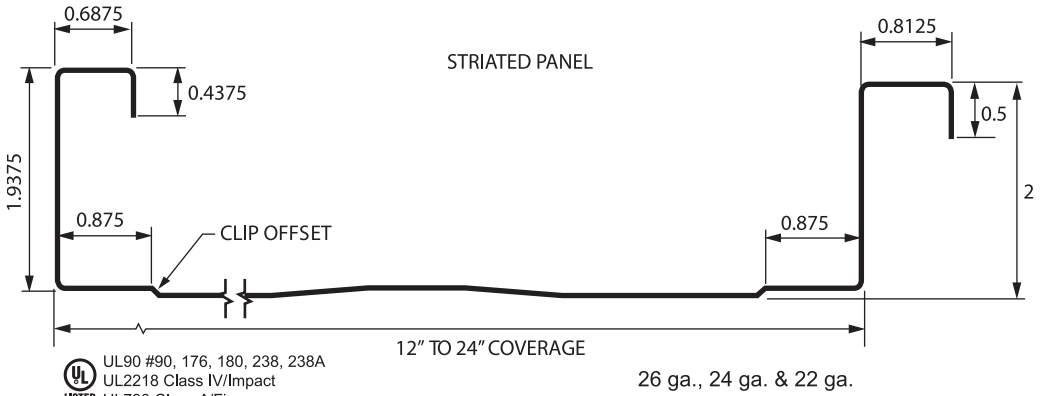
26 ga., 24 ga. & 22 ga.

STRONGSEAM™ PANELS SSLF2A PANEL

Lock-Forming 2” ARMCO



SSLF2A Panel – is a mechanically-seamed architectural/structural standing seam roof system for use over open purlins or a solid deck. This panel features a return leg on both the male and female seams that help increase strength and wind uplift capabilities. Available in paint-to-order colors. Minimum recommended slope is .5:12.



UL90 #90, 176, 180, 238, 238A
UL2218 Class IV/Impact
UL790 Class A/Fire

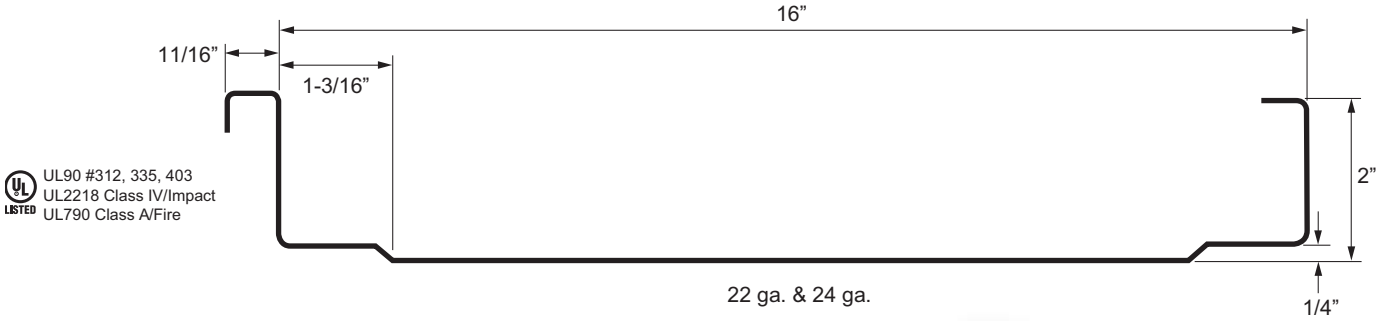
26 ga., 24 ga. & 22 ga.

ZEE-LOCK PANEL

Produced by MPI under license from
Berridge Manufacturing Company



Zee-Lock – is an architectural/structural standing seam roof system for use over open purlin framing or over a solid deck. Available in 23 standard colors and 8 premium colors. Minimum recommended slope is 1:12. Vinyl weatherseal recommended for slopes 3:12 or less, and required for all Watertight Warranty projects.

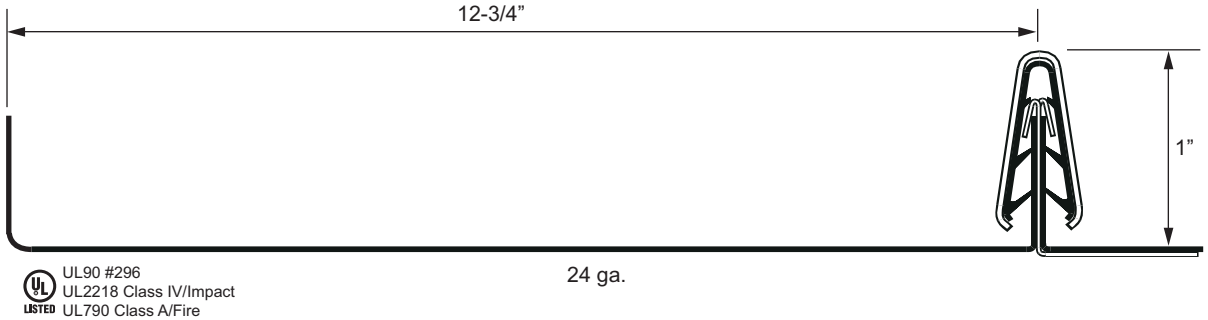


TEE PANEL

Produced by MPI under license from
Berridge Manufacturing Company

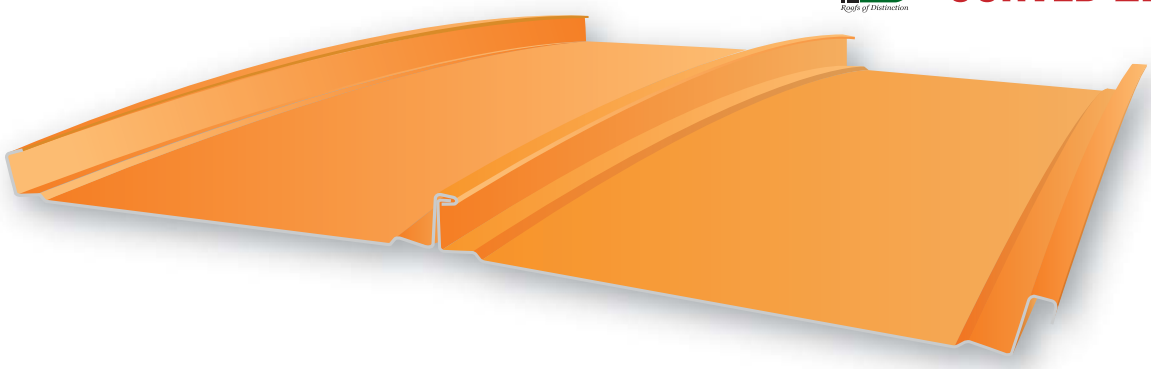


Tee-Panel – is a panel system using a snap-on seam cap with integrated vinyl weatherseal. Tee-panel is well-suited for residential or commercial construction over solid decking. Available in 23 standard colors and 8 premium colors. Minimum recommended slope is 1:12.

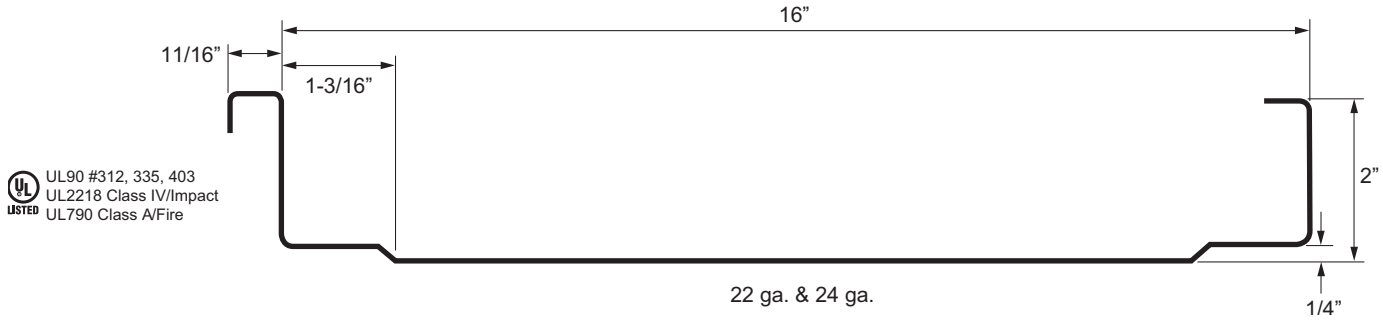


CURVED ZEE-LOCK PANEL

Produced by MPI under license from
Berridge Manufacturing Company

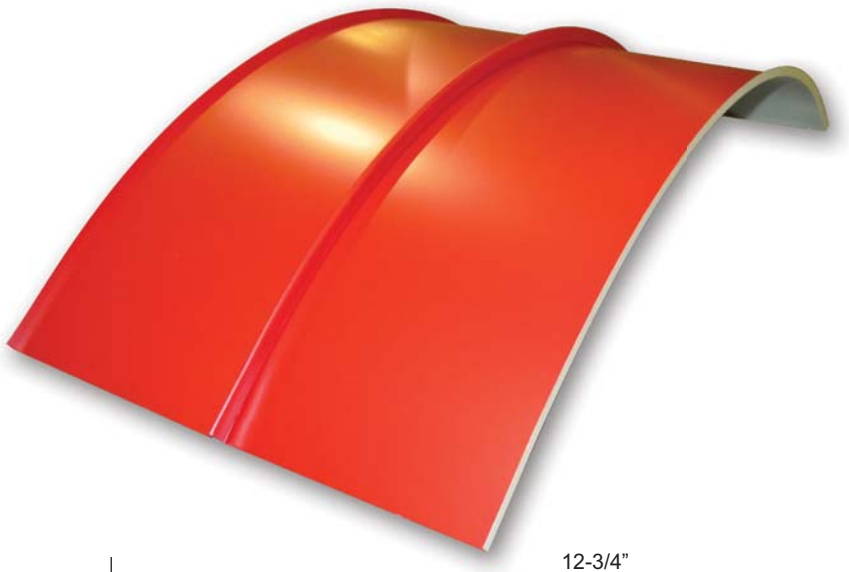


Curved Zee-Lock – is an architectural/structural mechanically-seamed standing seam roof system for use over open purlin framing or over a solid deck. Zee-Lock can be curved for radiused roof applications, with a minimum radius of 20 ft. Available in 23 standard colors and 8 premium colors. Vinyl weatherseal recommended, and required for all Watertight Warranty projects.

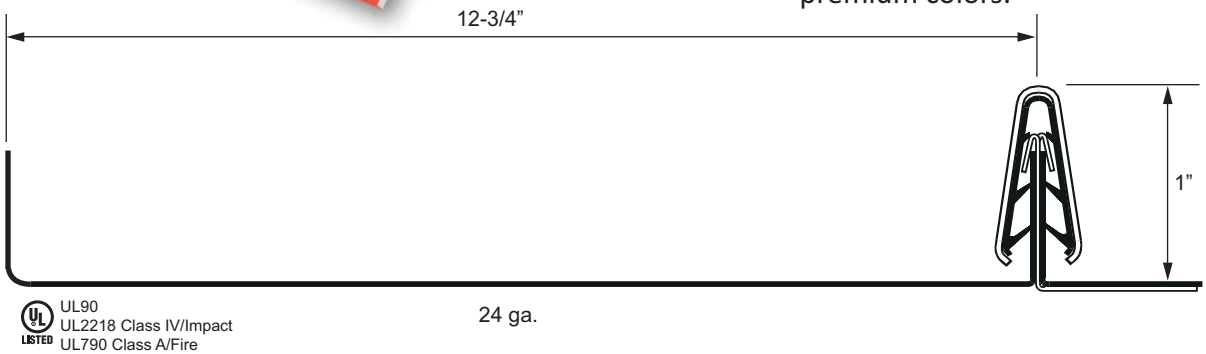


CURVED TEE PANEL

Produced by MPI under license from
Berridge Manufacturing Company



Curved Tee Panel – is a panel system using a snap-on seam cap with integrated vinyl weatherseal. Tee-panel is well-suited for residential or commercial construction over a solid deck. Concave, Convex, Compound curves and domed roof construction are possible with this panel. Minimum radius is 4 ft for convex, and 6 ft. for concave. Available in 23 standard colors and 8 premium colors.



Accessories

Fasteners/Rivets


1/4-14 x 7/8" Lap
available in 19 colors


12-14 x 1 1/4" SD
For Sheet-to-Structure,
available in 19 colors


12-24 x 1 1/4" DP5
Drives up to 1/2" Thick Steel
5",6", 8" stocked


#12-14 x 3/4" Stitch Screw
available in 18 Colors


Woodgrips,
1", 1 1/2", 2", 2 1/2", 3"
stocked in 19 colors
Lengths up to 4" available


ULP Clip screw,
10-9 x 1 1/8"
wood applications


Pancake, 12 x 3/4" SD
metal applications


Clip screw,
#14 x 1 1/2", 2", 3", 4.5", 6", 7", 8", 9"
for wood or up to 16ga. metal


Rivets
#43, Stocked in 36 Colors

Skylights

AG profiles stocked in 8' & 12' lengths

R profile stocked in 12' length

Both AG & R stocked in
clear and soft-white
Flat Loc stocked in 8' white



Pipe Flashing

Gray, Retro-fit & Silicone (high temp.)

#1: 1/4" - 2"
#3: 1/4" - 5"
#5: 4" - 7"
#8: 8" - 13"
#9: 10" - 18"



Sealants

Butyl Tape

Single-bead, double-bead & triple-bead available
3/32" x 3/8" x 45', 1/8" x 1" x 50', 3/16" x 2 1/2" x 20'

Caulking

Metal Roof Sealant (stocked in 30 colors)



Accessories


Touch-up Paint,
Stocked in 18 colors
(bottles special order for 24ga.)


Cee Purlins 3", 4", 6", 8"
Zee Purlins 4", 8"
2" x 2" Base Angle


Sno-Gem Snow guards


Retro-Ease
shingle spacer


Self-adhering underlayment,
2' sq. rolls

Synthetic underlayment,
10' sq rolls


Doors for
Metal & Post Frame


#30 bit for
rivet installation


concrete bits stocked in 1/4", 3/8" & 1/2"


Nut Setters:
Sizes: 1/4", 5/16" & 3/8"


Power Cutter Snips,
Left & Right Hand


Metal Saw Blade:
Size: 7" for steel,
9" for thick steel


Sliding Door
Products

Insulation


3" vinyl-faced insulation
Sizes: 3', 4' & 6' wide stocked
in 53' & 103' long rolls
cut to size by lineal foot available

R+ Heatshield Radiant Barrier


Bubble Insulation, 4' & 6' x 125' w/ tape & tabs
in reflective/reflective, reflective/white,
single & double bubble, meets ASTM E84-08

Insulation Tape


Patch Tape - 3" x 150'
For reinforced vinyl applications


Double-sided Tape - 1 1/2" x 180'


Foil Tape - 3" x 150',
White Tape - 3" x 180'
For bubble insulation

Closure -- Die-Cut Foam & Expandable A10 Universal


Stocked in AG, M , R & Flat Loc Profiles


A-10 expandable closure
Fits profiles up to 1 1/2" deep
Available sizes:
1" x 1 1/2" x 20' for AG, M & Flat Loc panels,
1 1/2" x 1 1/2" x 15' for R panels



Flex-Pro
Weather-tite Ridge Vent Closures
stocked in 3' joints

Concrete Anchors

Wedge anchors — Multiple sizes available



Nail-in anchors — Sizes: 1/4" x 1 1/4" stocked
up to 2" available



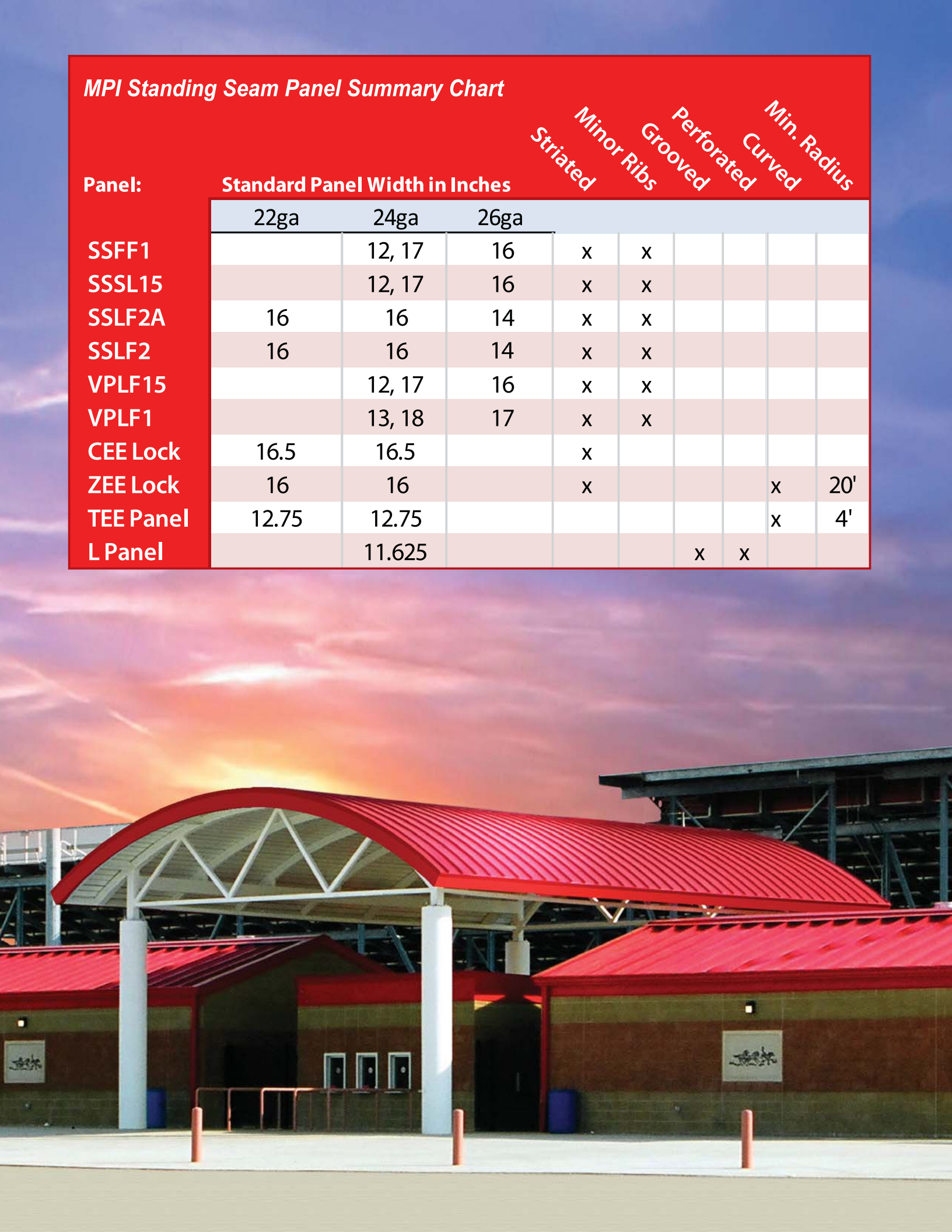
Flat Sheets

41 9/16" x 10' 1" - 26 ga. 22 colors
4' x 10' - 24 ga. 33 Berridge colors
4' x 10' - 16,18,20,22,24,26 ga. galvanized
4' x 10' - 24, 26 ga. paintgrip galvanized
3' x 10' - 16oz Copper



MPI Standing Seam Panel Summary Chart

Panel:	Standard Panel Width in Inches			Striated	Minor Ribs	Grooved	Perforated	Curved	Min. Radius
	22ga	24ga	26ga						
SSFF1		12, 17	16	x	x				
SSSL15		12, 17	16	x	x				
SSLF2A	16	16	14	x	x				
SSLF2	16	16	14	x	x				
VPLF15		12, 17	16	x	x				
VPLF1		13, 18	17	x	x				
CEE Lock	16.5	16.5		x					
ZEE Lock	16	16		x				x	20'
TEE Panel	12.75	12.75						x	4'
L Panel		11.625				x	x		



METAL PANELS INC.™

For More Information:
contact@metalpanelsinc.com
www.metalpanelsinc.com

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Corporate Headquarters
131 S. 147th E. Ave.
Tulsa, Oklahoma 74116
918-641-0641

MPI - KANSAS CITY
Branch Facility
8341 Ruby Ave.
Kansas City, KS 66111
913-766-7200



Active Member
of these organizations:

NFBA NATIONAL FRAME BUILDING ASSOCIATION

TULSA METRO CHAMBER

KC CHAMBER FOR A GREATER KANSAS CITY MEMBER

BBB ACCREDITED BUSINESS

MPIPNL517-05/17

Wayne Dalton™
GARAGE DOORS

MODEL 8800

CONTEMPORARY ALUMINUM



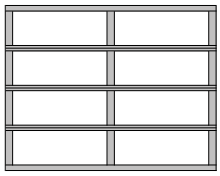
Custom powder coat, White Laminated privacy glass



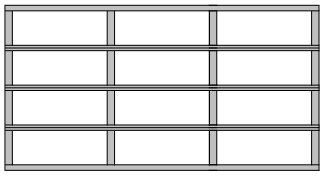
Clear anodized aluminum, Satin Etched glass

1 Select the Platform

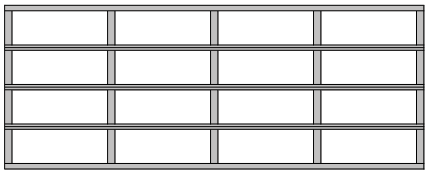
3" Frames



8' Wide (2 panel)*



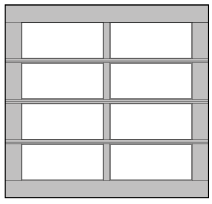
9'-12' Wide (3 panel)



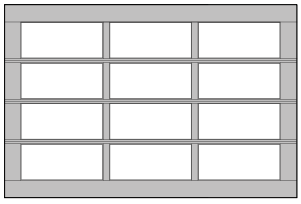
Over 12' Wide (4 panel)

6" Frames

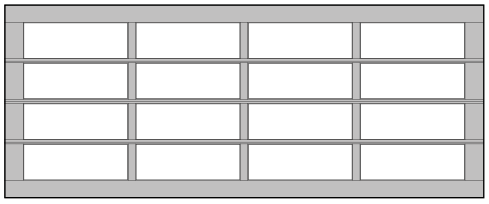
Due to the weight of this door, it is only offered in the 6" frame.



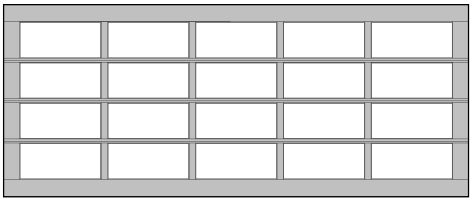
8' Wide (2 panel)*



9'-12' Wide (3 panel)



Over 12' Wide (4 panel)



18' Wide (5 panel)**

*2 panel wide is optional for 9' doors.
Panel spacing drawings shown are for illustrative purposes only and do not reflect actual stile and rail dimensions.
If 6" frame is ordered, other doors must be ordered from that grouping to match and may incur an additional upcharge. See dealer for details.
**4-panel wide is optional for 18’ wide doors.

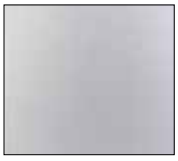
If you are ordering a 16'3" or wider door as well as a single door, check with your dealer to ensure that the door frames match.



Dark Bronze anodized aluminum, Bronze Tinted glass

2 Choose your Color

Anodized Finishes



Clear (Standard)



Dark Bronze



Black

Powder Coat Finishes



White



Dark Bronze



Black

Powder Coat Finishes

Select from 188 powder coat color options to best match your home.



Actual color may vary slightly from brochure due to fluctuations in printing process. Color samples are available by request through your local Wayne Dalton dealer.



Bronze powder coat aluminum, White Laminated privacy glass

3 Choose your Windows



1/8" Clear Glass



Green Tinted



Gray Tinted



Bronze Tinted



Satin Etched



White Laminated



Obscure

Custom glass also available. See dealer for details.
Most panel styles are also available in both single pane and insulated configurations.

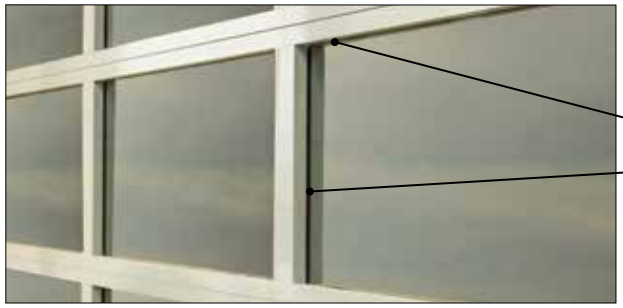
stylish.
colorful.
contemporary.

Wayne Dalton Contemporary Aluminum doors, constructed with a rugged, anodized aluminum frame, feature equal panel spacing for a clean modern look.

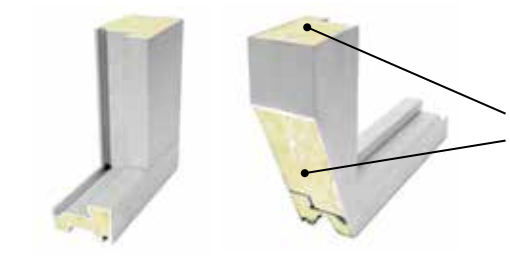
PERFORMANCE FEATURES



- Tongue-and-groove joints provide a great weather barrier
- Flexible vinyl bottom seal helps prevent dirt and elements from entering your garage
- Reinforcing fins on all top sections and as needed on intermediate sections, provide years of smooth, trouble-free operation. (The fins are the extruded part of the door section that are not visible through the glass)



Aluminum rails and stiles are designed with non-beveled edges and straight lines to create a true contemporary style.



Optional polyurethane insulation adds R-value* of up to 4.36

R-VALUES OF INSULATED 8800	9X7 DOOR	16X7 DOOR	9X8 DOOR	16X8 DOOR
1/2" insulated glass Solar Ban 70XL argon filled (R=3.125)	4.36	4.36	4.23	4.23
1/2" insulated glass (R=1.75) with polyurethane filled rails and stiles	3.18	3.17	3.02	3.02
1/2" insulated glass Low E (R=2.38) with polyurethane filled rails and stiles	3.73	3.71	3.59	3.58

* Wayne Dalton uses a calculated door section R-value for our insulated doors.

Model 8800 offers a five-year limited warranty on the aluminum and one-year limited warranty on the glass. See full text of warranty for details.



Garage Door Design Center

Go to **wayne-dalton.com** today and click on Design Center. Here you can upload a photo of your home and experiment with panel designs, color options, window styles and hardware designs. Instant curb appeal awaits with just the click of your mouse!

Wayne Dalton GARAGE DOORS

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LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 10: DR-17-00344
STAFF REPORT

A. PROJECT SUMMARY

DR-17-00344 700 New Hampshire Street; Demolition and New Construction; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street) and the A. J. Griffin House (645 Connecticut Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of Treanor Investments, LLC property owners of record.

B. PROCESS SUMMARY

The Historic Resources Commission will review this project using the standards and guidelines found in Chapter 22 of the City Code for a Certificate of Appropriateness because the property is located in the environs and cannot be reviewed administratively due to the scope of the project.

The project is also being reviewed by the Historic Resources Commission for compliance with the Downtown Design Guidelines. Based on the information provided by the applicant and in accordance with the Land Development Code (Chapter 20-308(f)(3)), staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, does not meet these development and design standards. The applicant has appealed (July 21, 2017) this determination to the HRC per the Land Development Code.

PLEASE NOTE: Certificate of Appropriateness Review and Downtown Design Guidelines Review **do not consider use** as part of the review process. These reviews only consider the exterior architecture and site development of the property. No use or future use is given weight in the staff review or recommendation by staff **nor will it be considered** by the Historic Resources Commission. However, the future of the building as an architectural form and its continued existence and impact on historic resources in this area is a consideration of this review.

C. PROJECT DESCRIPTION

The applicant proposes to demolish the existing structure located at 700 New Hampshire Street with the exception of the historic façade located at the northwest corner of the structure and build a new structure with commercial on the ground floor and two levels of residential above. Site improvements including a new access drive to Rhode Island Street are also part of this project.



The new structure will be 238' east to west and 203' north to south containing approximately 47, 611 square feet on a site that is 73,260 square feet, approximately 6.5% of the site. Two levels of underground parking will be provided with the first above grade level commercial and the second and third level residential. The primary and only pedestrian entrance, as well as the focal point and highest point of the building, will be on the southwest corner of the structure facing the parking lot and New Hampshire Street. A drive through window will be located on the south elevation.

A parking area with approximately 37 spaces will be to the south of the structure. Access to the parking garage will be from the parking lot. The primary access to the parking area will continue to be from New Hampshire Street utilizing the existing curb cut. Limited access to the parking lot and building will also continue through the property to the south. This property has maintained a traffic flow system that mimics the alley flow pattern for their parking area and this is the portion that will be utilized for access for the subject property. However, access gates for the residents/tenants of the development to the south, currently Hobbs-Taylor Lofts, are proposed to be installed at the alley location and the eastern end of the parking lot will be curbed to prevent north-south circulation between these two properties.

A new curb cut and access is proposed to connect the parking area for the new development to Rhode Island Street. This curb cut/access point will be approximately 10' north of the southeast

corner of the property and approximately 284' from the northeast corner of the property. The block is 600' from north to south. This will place the curb cut and access from the commercial use almost exactly mid-block into the residential area.

The building is rectangular in shape with the long side running east to west. There will be no public access from 7th Street as the building will cover the entire city block in this direction. There will be a break in the façade approximately 50' from Rhode Island Street for the utilitarian uses such as truck delivery to support the commercial use. The interior of the building is a courtyard. The exterior elevations are divided into sections both vertically and horizontally with material differentiation and wall plane undulation. Fenestration patterns are associated with the different building sections and windows are varying sizes and shapes. Roof shapes vary and there are glass elements on the northwest and southwest corners of the structure and extensive roof overhangs particularly on the corners of the structure. Materials vary and include stone, brick, metal panels, cement fiber panels, and EFIS.

The historic façade at the corner of southeast corner of New Hampshire Street and 7th Street will be maintained and utilized as part of this project. From the corner, this historic portion runs east approximately 117' along 7th Street and approximately 50' south along New Hampshire Street.

D. 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 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.

Chapter 22 also provided specific design criteria to use to promote the standards set forth in Section 22-505. One of the purposes of this design criteria is to encourage new construction as long as such complements the existing buildings and streetscapes.

((C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

(a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial

separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

(b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

(c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

(3) Demolition, Relocation, and Land Surface Change.

(c) Major and substantial change of land surface within the boundaries of a landmark or historic district should not be permitted. Exceptions will be allowed only if there is substantial evidence that the change would not be detrimental to the historical and architectural character of surrounding structures or landscaping.

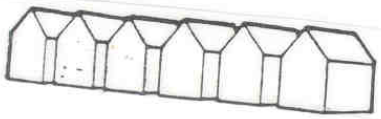
(5) Accessory Structures and Landscaping.

(a) Existing characteristic features such as trees, walls, stairs, paving materials, fencing, walkways and other similar structures or site features that reflect the landmark or historic district's history and development shall be retained.

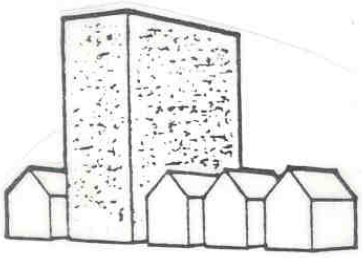
(b) Landscaping should be appropriate to the scale and the unique features of the landmark or historic district.

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

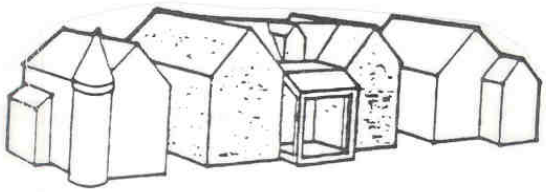


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

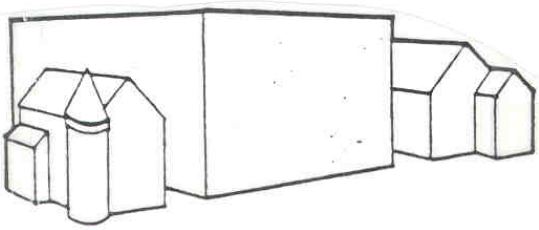


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

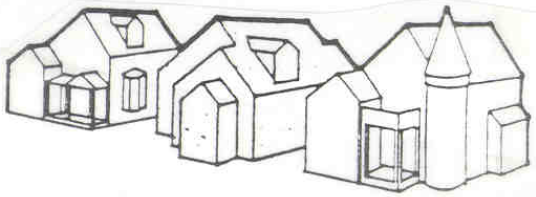


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

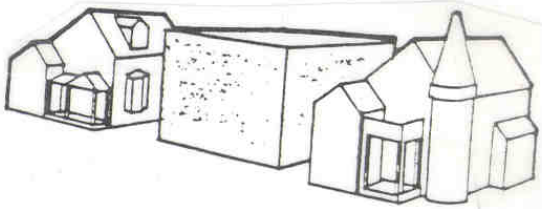


MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.

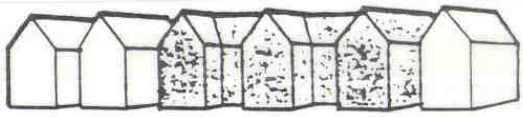


Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

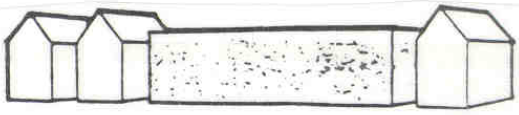


DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.

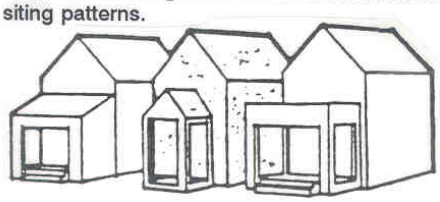


Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.

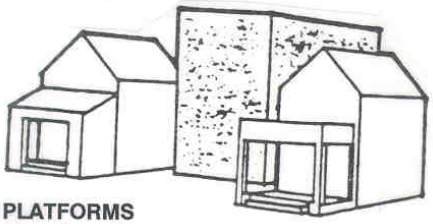


SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

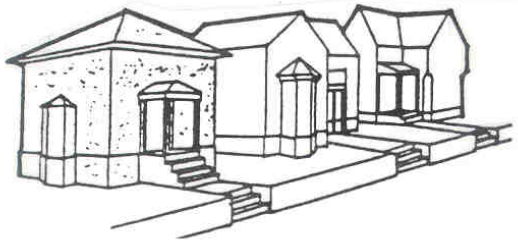


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse sitting already exists, even if proper setback is maintained.

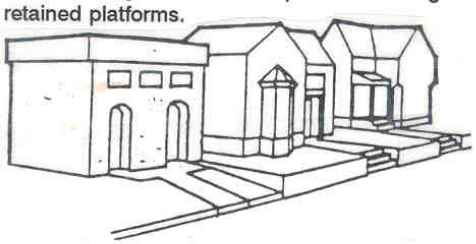


PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

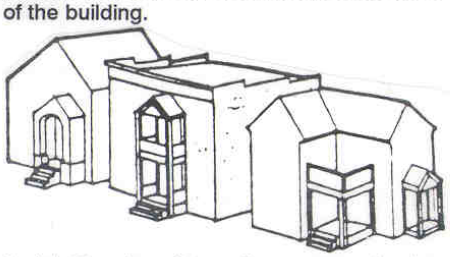


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

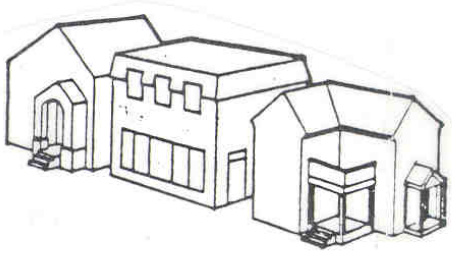


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few stops above the grade of the property and were a prominent visual feature of the street elevation of the building.

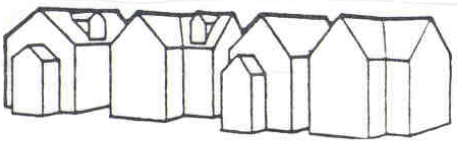


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

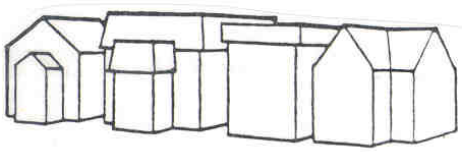


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

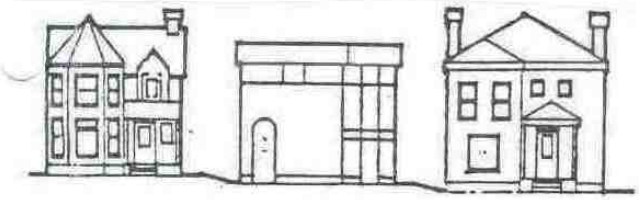


RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

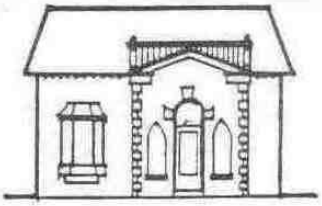


IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.

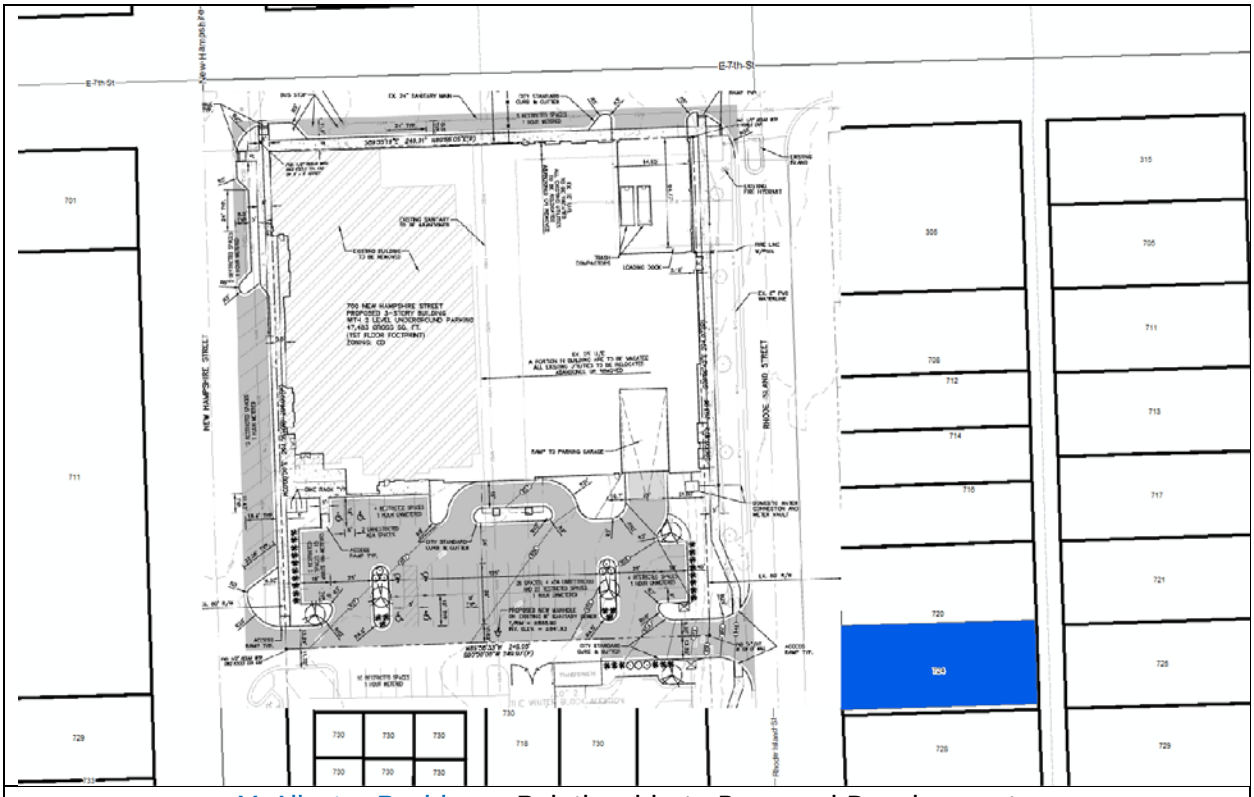


Environs

The property is located in the environs of the Octavius W. McAllaster Residence located at 724 Rhode Island Street. When the McAllaster Residence, constructed in 1861 and partially destroyed in Quantrill's Raid and rebuilt in 1864, was listed in the Lawrence Register in 1997 (Ordinance 6894), no environs definition was created. There will be a clear line of site from the McAllaster Residence to the proposed project as the proposed project will be directly across Rhode Island Street from the McAllaster Residence.



McAllaster Residence



McAllaster Residence Relationship to Proposed Development

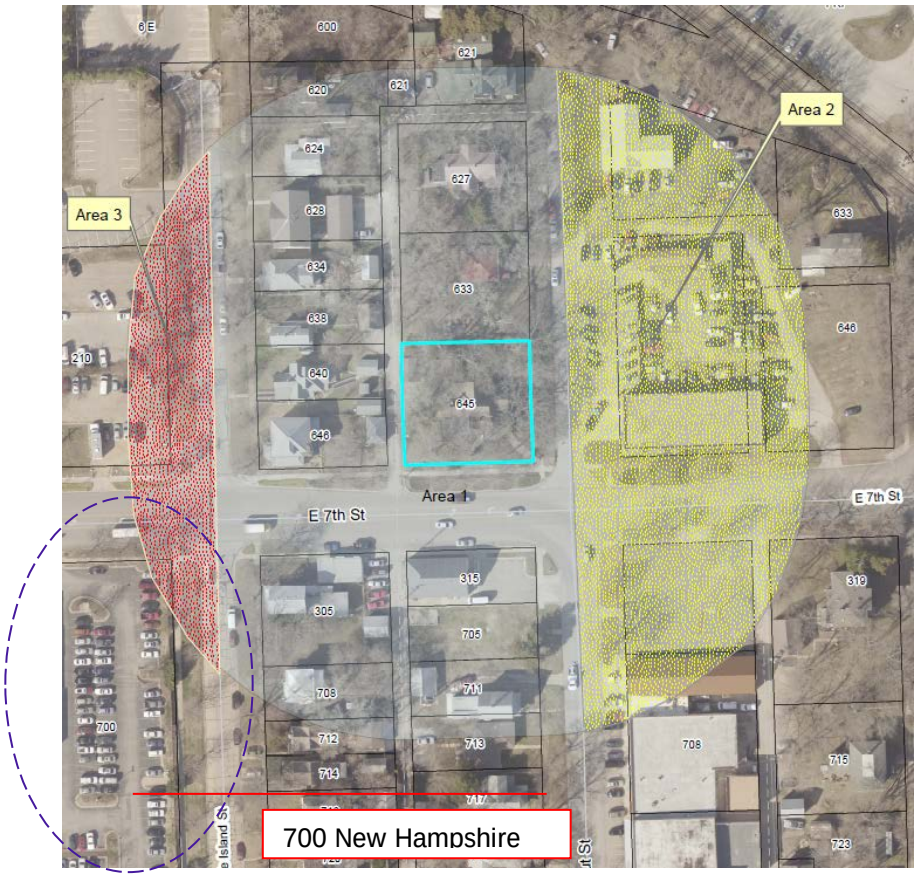
The proposed project is also located in the environs of the A. J. Griffin House located at 645 Connecticut Street. The environs for the Griffin House are divided into three areas. The proposed project is located in Area 3 and the project should be reviewed using the following standards and guidelines:

Area 3: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for commercial areas of the neighborhood and the downtown area.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, sense of entry and transition to the residential area. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects will be approved administratively by the Historic Resources Administrator except demolition, new construction and significant additions (alterations that are greater than 20% of the existing footprint). The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

It should be noted that this environs definition was adopted prior to the revision in the State Preservation Law that removed the requirement for the use of the Standards and Guidelines for Evaluating the Effect on Project on Environs for this area.





A. J. Griffin House

Downtown Design Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Downtown Design Guidelines* (2009) to review projects within the Downtown Urban Conservation Overlay District. The guidelines that relate to this project are:

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

6. Block Elements

6.1 Buildings should have retail and commercial uses at street level.

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.

---

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.

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.
10.6 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.

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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.

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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.

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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.

E. STAFF ANALYSIS

Project Review

The identification of key features, including architectural elements and setting, are the beginning bases for project review of new construction in the environs and in the Downtown Urban Conservation Overlay District. Careful consideration of the context and the reasons for the significance of the listed property and the overlay district should be included in the overall determination of character-defining elements. Character-defining elements for this area include the overall shape of the historic commercial and residential buildings, size of historic buildings, scale of historic buildings, materials of historic buildings, craftsmanship, decorative details, spaces and features of the area, and 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 properties or the conservation overlay district.

For 35 years, the East Lawrence Neighborhood has supported the identification and protection of historic resources in East Lawrence. The 1979 East Lawrence Neighborhood Plan included Residential Policies to “Encourage the preservation of existing housing stock, especially housing stock of historical significance;” and to “consider historic homes, sites, and districts as appropriate for preservation and rehabilitation rather than redevelopment.” In the 2000 East Lawrence Revitalization Plan, Goal 2 is to “Preserve and conserve existing physical neighborhood landmarks.” The East Lawrence Neighborhood worked with the Historic Resources Commission (HRC) and city staff in 2003 and 2004 to identify and list two areas in East Lawrence as National Register of Historic Places historic districts. (This project is directly across from the 700 block of Rhode Island Street which is included in one of these districts.) In 2009-2010 the neighborhood had the opportunity to work with Dennis Domer to study the history and vernacular architecture of East Lawrence. The findings of this study, Living in East Lawrence: An Essay for a Multiple Listings Nomination, is a context document that established the foundation for individual property nominations in east Lawrence. The context document identified themes, trends, and patterns of

history shared by the properties and defined the property types that represent the historic context of the east Lawrence area. Subsequently the HRC recommended and the City Commission approved Landmark status for 12 properties associated with this context. One of those properties was the A. J. Griffin House located at 645 Connecticut Street. One of the primary themes of the document is that East Lawrence, including this 700 block of Rhode Island Street, is the oldest extant residential part of the city. As mentioned above, as part of the oldest residential area of the city, the 700 block of Rhode Island Street is a key component of the North Rhode Island Street Historic Residential District listed in the National Register of Historic Places. This district nomination places an emphasis on the importance of the residential character of the district.

One of the challenges for this project is that it must be reviewed under two completely different contexts. The first is for a Certificate of Appropriateness for the impact on listed residential structures with a direct line of sight to the proposed project. While one of the properties was listed with the environs definition that included the present commercial use of the property, the other property has no environs definition. However, this property, the McAllaster Residence, was listed during the review period of the demolition of previous residential structures on the subject property and the construction of the existing commercial structure located at 700 New Hampshire Street. Part of the discussion at that time was the effort to preserve the remaining small residential character of this portion of the east Lawrence neighborhood. Historically both sides of Rhode Island Street were residential. It was after 1954 when the houses started to be removed with the west side of the block vacant by 1995. The west side of the 700 block of Rhode Island Street has continued to remain vacant with the exception of a parking lot that begins where the alley historically separated the east side of the 700 block of New Hampshire Street and the west side of Rhode Island Street.

The second type of review for the project will be a commercial review using the Downtown Design Guidelines for the Downtown Urban Conservation Overlay District. These guidelines were meant to protect and enhance Lawrence's Downtown core, particularly when rehabilitation or new construction are contemplated. The character of downtown and the sense of place it creates for Lawrence is one of the community's greatest assets. Character defining elements for the area covered by the district include primarily one and two story masonry buildings with widths of 25'-50' wide associated with the original townsite 50' wide lots. Almost all of the structures have party wall construction except where structure has been removed. Almost all of the structures have ground level storefronts with the three part storefront system of bulkhead-display area-transom. All of the upper stories of the buildings correspond with the design and rhythm of the lower and ground level of the building.

Certificate of Appropriateness

The proposed project is located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street) and the A. J. Griffin House (645 Connecticut Street). There is a direct line of sight to both properties. 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.

While it is important to note how significant it is that the applicant is maintaining the façade of the historic structure located at the southeast corner of 7th and New Hampshire Street, staff is of the opinion that the proposed project does not meet the standards and guidelines of Chapter 22. Specifically, the proposed structure is too tall, massive, out of scale, covers too much of the site, and has architectural language that is not appropriate for the environs of the McAllaster Residence or the Griffin House. While both structures have historically had commercial structures within a block or two, the commercial structures were one or two story simple brick, stone, or wood structures of small mass and size. The scale was similar to the residential scale in the immediate area and the commercial area was separated by at least an alley if not a full street.

The proposed project covers ½ of a city block and most of the area is covered by the structure. The entire property from the west property line on New Hampshire Street to the east property line on Rhode Island Street along 7th Street is covered by the one structure – 238' east to west and 203' north to south. The mass of this structure is based on the use and there is no way to make a structure of this size and associated scale compatible with the historic McAllaster environs. There may, however, be some architectural design options that could help the east elevation of the structure respect the residential character of the environs. Currently the size, scale, massing, and setbacks encroach upon and damage the environs of the listed property across the street, the Octavius W. McAllaster Residence.

A new curb cut and access is proposed to connect the parking area for the new development to Rhode Island Street. This curb cut/access point will be approximately 10' north of the southeast corner of the proposed development property and approximately 284' from the northeast corner of the development property. The block is 600' from north to south. This will place the curb cut and access from the commercial use almost exactly mid-block into the residential area and almost directly across from the Lawrence Register of Historic Places listed property. This block of Rhode Island Street has never had commercial traffic. The traffic diversion object at the north end of the 700 block of Rhode Island Street was installed to help maintain the residential character of the block and to keep "cut through" traffic from disrupting the residential use of the block. The proposed curb cut/access point, even if it is only for one way traffic, will have a significant impact on the residential character of Rhode Island Street which will already be compromised by the proposed new development's architectural style and location. The proposed curb cut/access point onto Rhode Island Street will significantly encroach upon and damage the listed property's environment and staff is of the opinion that there is no way to mitigate the impact of this element of the project.

Downtown Design Guidelines Review

Staff is of the opinion that the proposed project does not meet the below guidelines but does meet some of the Downtown Design Guidelines. To assist the reader, Staff comments are shown with *italics* below the individual guidelines.

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

4.5 Encourage the integration of public art into public and private development.

No public art is identified as part of this plan at this time.

4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.

Although the alley has not been functional, the visual indication of the alley exists and the alley continues to be used for vehicular movement for the parking lot.

4.8 Promote safety and appeal through appropriate boundaries and transitions.

The proposed transition into the neighborhood with the curb cut on Rhode Island Street is not appropriate. Pedestrian boundaries and transitions into the adjacent neighborhood are not provided.

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5. Street and Landscape Elements

5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.

Closure of the perceived alley should not be part of the project. Possible mitigation may be to allow for the access to the loading dock be in the middle of the 200 block of E 7th to break the mass of the building and to create an indication that an alley used to be in the location of the loading area.

5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.

This design does not meet this guideline. The alley is not maintained.

5.3 Accent paving shall be used at intersections and mid-block crossings.

A mid-block crossing should be added across New Hampshire Street.

5.8 An irrigation system shall be provided for all plant materials in the landscape bed.

This should be added to the plan.

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6. Block Elements

6.2 The main or primary entrance to buildings shall be oriented toward the primary street. For instance, if a building fronts Massachusetts Street, the main entrance shall face Massachusetts Street. Likewise, if a building faces 7th Street, the main entrance shall face 7th Street.

The project does not have a primary entrance that clearly faces New Hampshire Street nor does it have an accented/primary entrance on 7th Street.

6.5 Buildings located on corner sites shall have a primary facade and a secondary facade. For instance, the building located at 8th and Vermont Street has a primary facade

along 8th Street and a secondary facade along Vermont Street.

The structure does not have a primary/accented entrance on 7th Street.

6.6 Buildings that are adjacent to parking areas or structures shall have the main or primary entrance on the street-facing elevation. A secondary or minor entrance may be provided on the parking lot elevation.

The building has a corner entrance that has a partial angle entrance to the parking lot.

6.13 Storefronts should respect the 25-foot or 50-foot development pattern ratios that prevail. Upper story facades may vary from this pattern but must unify the building as a whole.

The ratios do not appear to communicate this pattern and the upper facades do not unify the building.

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7. New Construction

7.1 New infill buildings should be multistory in height, up to and within appropriate limits.

The building is too tall in relation to the two story historic commercial buildings to the west.

7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.

The building is too tall in relation to the two story historic commercial buildings to the west.

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

The building is one large mass that is wider than tall and the lack of relationships of the upper and lower floors, fenestration patterns, and lack of true storefront systems accentuates this lack of proportion.

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

The lack of the upper story continuity creates a building that does not relate this pattern.

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

The window and door openings have minimal relationships to the historic windows in the

block.

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

The window area to solid wall is similar but the types of windows do not convey this similarity.

7.14 The composition of an infill facade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.

This infill structure does not have a three part storefront system on the New Hampshire Street elevation.

7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

The proposed structure does not continue the window, storefront or door patterns for the historic character that remains for the block.

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10. Building Materials

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.

Because this is proposed to be a four sided building, all four sides of the building should use these materials with no exceptions.

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

Materials on upper floors should not change to metal panels.

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11. Commercial Storefronts and Street Level Facades

11.4 Buildings where multiple storefronts span a larger, wider façade should extend design compatibility from storefront to storefront.

There are no relationships or rhythm of the proposed glazing areas on the ground level. These areas should be storefronts and have this rhythm.

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.

This definition is not clear on the structure because the modern non-traditional ground level design.

11.9 Storefronts should provide for a recessed entry.

There are no storefront entries.

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.

There are no storefront entries.

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

The ground floor of the structure on New Hampshire Street does not have this pattern.

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17. Awnings, Canopies, and Marquees

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.

Some of the proposed awnings are metal and should be evaluated by the commission. Staff is of the opinion fabric awnings for commercial storefronts in this area are more appropriate.

20. Parking

20.18 Saw-tooth parking shall be maintained along Massachusetts Street. Otherwise, on-street parking shall be parallel in orientation. Special consideration will be given for existing angle parking in the 600 block of Vermont Street.

While the proposed project does not meet this guideline, all of the new development on New Hampshire Street has angled parking (previously approved by the City Commission).

23. Demolition

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

The demolition proposed for this project does not include demolition of the existing historic façade of the stable building but only the structure that was built in 1997. The 1997 structure has not achieved historic significance, has no character defining elements related to the district, and was found to encroach upon, damage and destroy the environs of landmarks listed in the National Register of Historic Places when it was constructed in 1997.

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

This request will be forwarded to the City Commission after the HRC determination.

While the project meets some of the guidelines, it does not meet the above guidelines as discussed. The applicant has been working with staff to address and to explain the reasoning behind some of the design decisions for the project. The corner entrance is proposed to support the proposed grocery store and may be appropriate as an entrance in this case due to the open parking lot adjacent to the structure. The height of the structure reflects the additional use of the structure for residential uses and responds to the new structures being constructed along New Hampshire Street including the structure to the south. Much of the design for the ground floor is based on the programming for the grocery store use.

The applicant has redesigned the structure to significantly pull away from the entire historic stable façade to accent the historic structure which is a very important aspect of the historic review. The applicant has also recessed the back corners of the building to help alleviate the east elevation heaviness of the structure.

According to the above review of standards and guidelines for Chapter 22 and the Downtown Urban Conservation Overlay District, the proposed project should:

1. Transition to the residential neighborhood to the east. A change in the architectural style to be more compatible with the historic commercial buildings transitioning to a more appropriate historic residential form could be a solution.
2. The corner element at the main building entrance should be reduced in height to be equal or less than the corner element located at the southeast corner of 7th and New Hampshire Streets.
3. Reduce the mass as it is too large for the site.
4. The historic alley area should remain open.
5. Additional setback and landscaping should be included on the eastern portion of the property.
6. Storefront areas should be included with divisions similar to historic patterns all along the lower level of both the 7th Street and New Hampshire Street elevations.
7. The open recessed areas in the historic structure façade (New Hampshire Street elevation) should reflect the original windows as opposed to full openings or partial openings with railings.
8. The proposed glazing elements on the street level should be modified to reflect the scale of the historic façade.
9. Materials should be modified as the cement fiber panels or metal panels are not appropriate.
10. Windows and glazing patterns should be modified. Some of the upper story windows are not in scale with the historic structure and have a glazing pattern that is not compatible with the historic environs and downtown.
11. The New Hampshire Street elevation should reflect a primary and not a secondary elevation.

12. There should be some type of accented pedestrian entrance on the New Hampshire Street elevation in addition to the proposed corner entrance.
13. Additional landscaping should be provided on New Hampshire Street adjacent to the parking lot.
14. Upper stories should have a development pattern that is a continuation of the street level façade.
15. The utilitarian entrance off of 7th Street should be designed to have a compatible visual reference to the historic façade.
16. Overall building height should be reduced by the reduction in floor to ceiling heights.

Currently, staff is of the opinion that the proposed project does not meet the standards and guidelines of Chapter 22 nor does it meet the overall intention of the Downtown Design Guidelines.

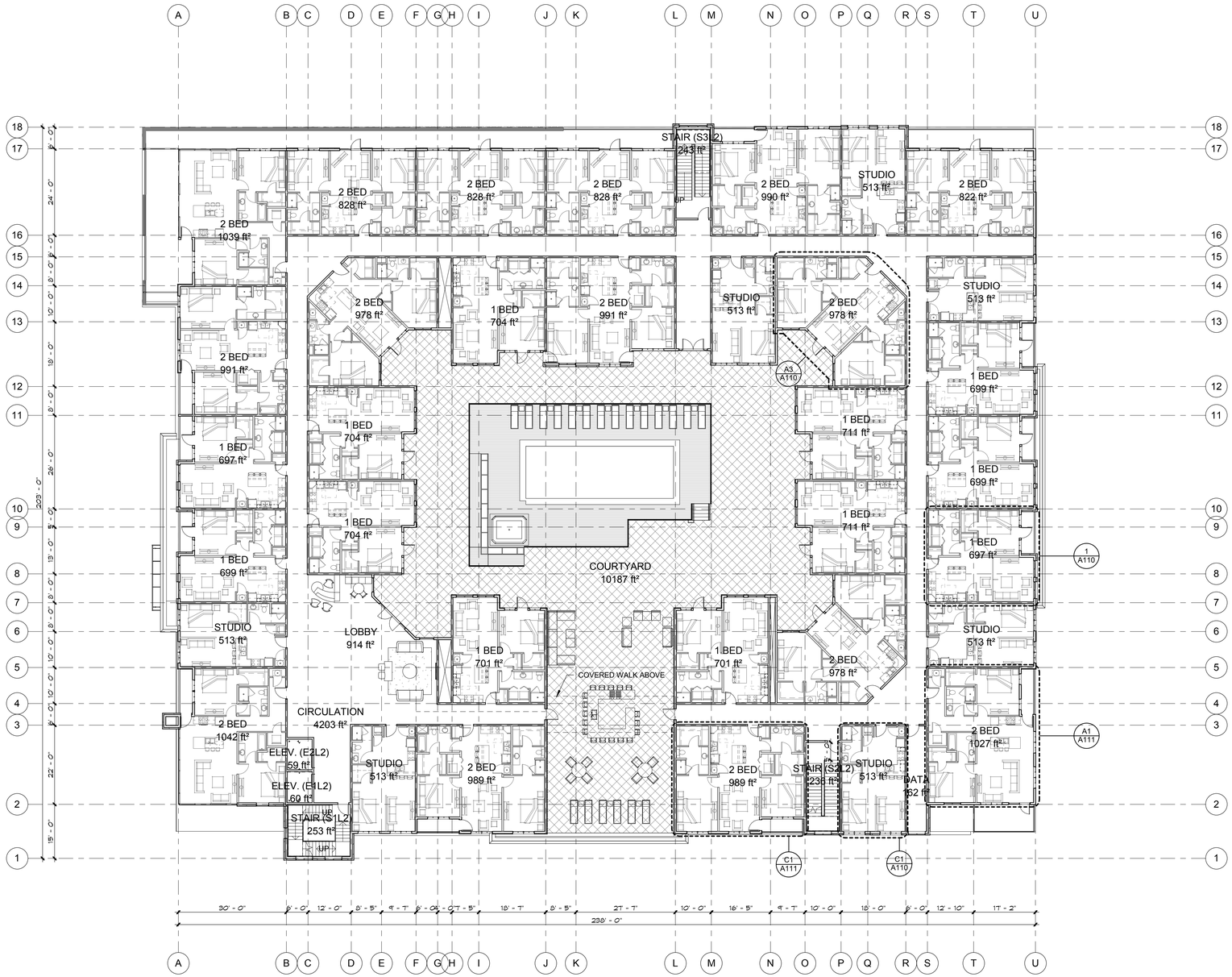
However, staff is also of the opinion that there are design options that may help to mitigate some of the significant issues associated with the project. Consideration may be given to the following:

- A transition to the neighborhood that is not a reduction in height but rather a gradual change in architectural style that becomes residential on the east elevation of the structure.
- Changes to the west elevation not to include undulation but rather to have a series of defined three part storefront systems.
- Better definition of the continuation of the upper story connection with the ground floor.
- Removal of the access to Rhode Island Street.
- Glazing for the windows for the historic upper story stable windows.
- Canvas awning on New Hampshire Street.
- Decrease in wide overhangs of upper roof lines.

F. STAFF RECOMMENDATION

Certificate of Appropriateness and Downtown Design Guidelines Review

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission refer the project to the Architectural Review Committee to allow the committee to work with the applicant to try to find design options that will allow the proposed project to meet the applicable standards and guidelines for the HRC to review and possibly return to the ARC for design refinement.



SECOND FLOOR A1

1/16" = 1'-0"

0 8' 16' 32'

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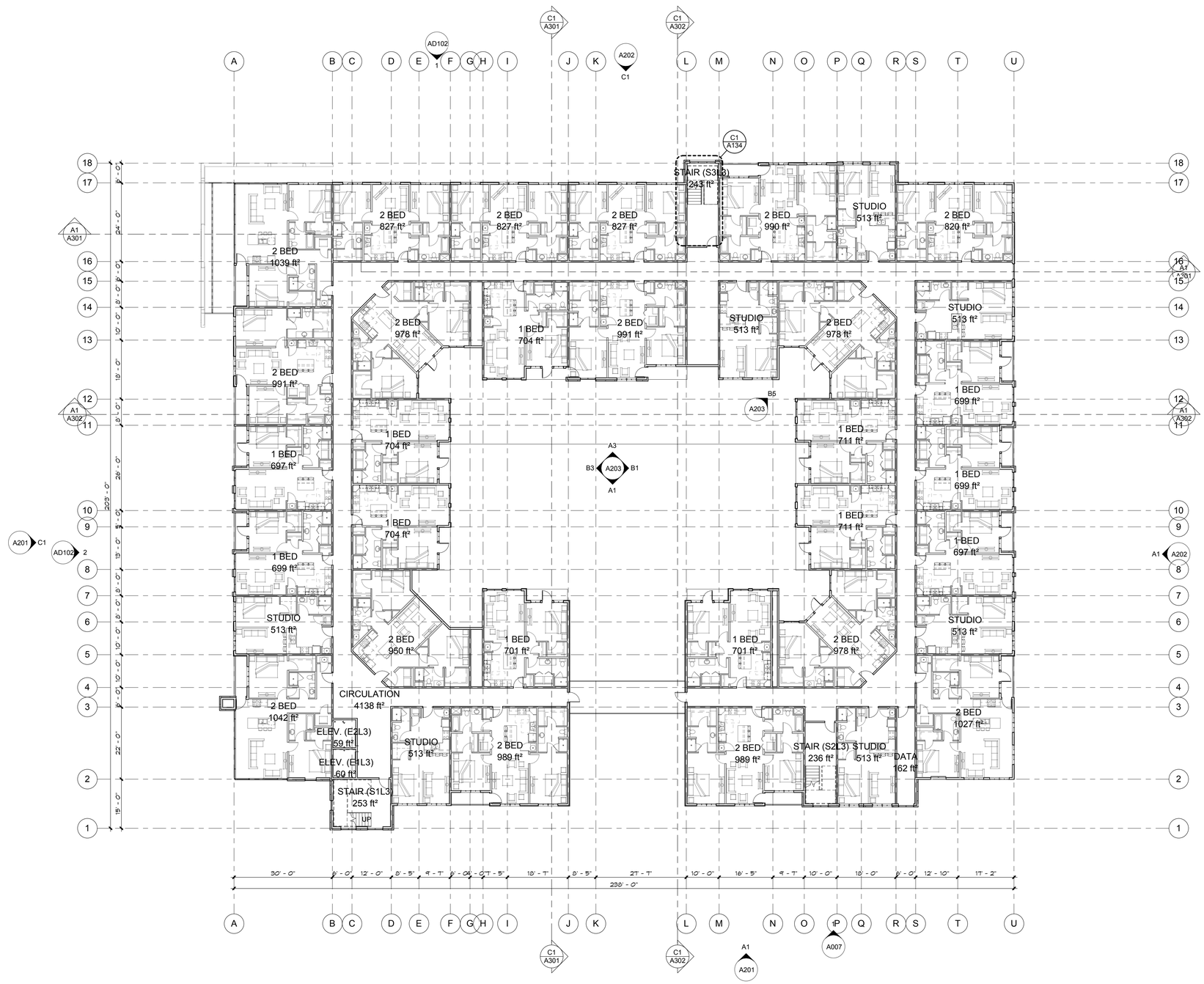
A103

2ND FLOOR PLANS

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30 THIRD FLOOR

1/16" = 1'-0"

0 8' 16' 32'

1

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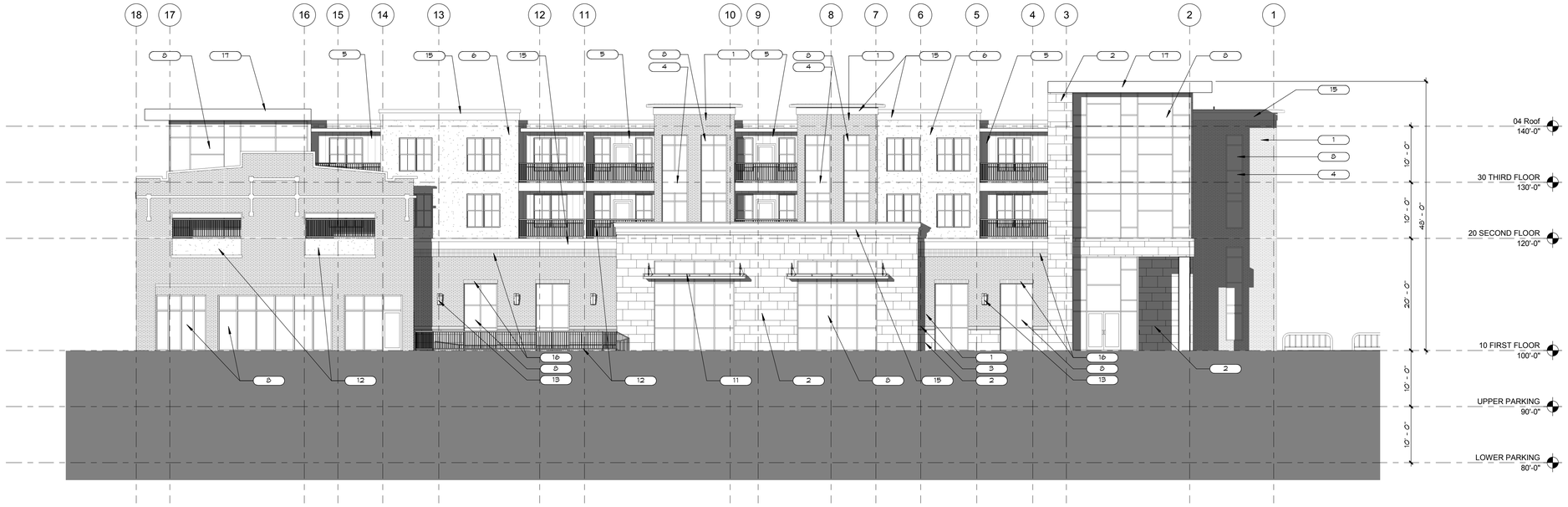
A104

THIRD FLOOR

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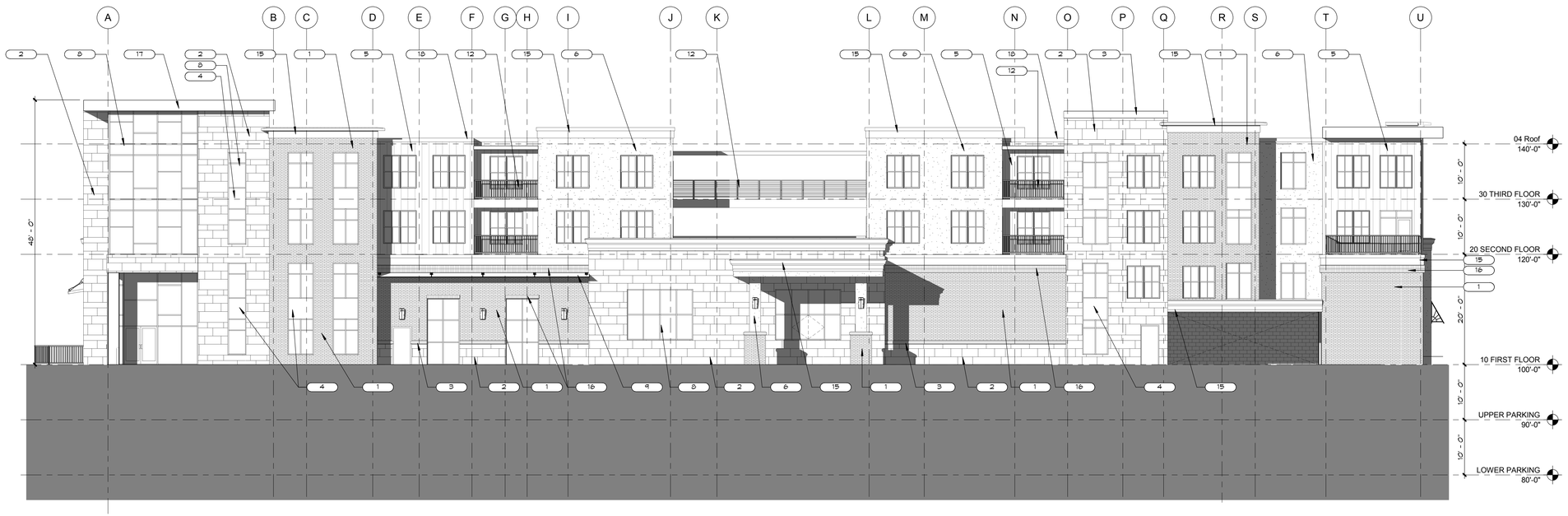
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WEST ELEVATION C1

3/32" = 1'-0"



SOUTH ELEVATION A1

3/32" = 1'-0"

Elevation Key Notes:

1	MODULAR FACE BRICK RED
2	SMOOTH CUT LIMESTONE
3	LIMESTONE ACCENT HEAD/BAND
4	MTL. PANEL
5	CEMENT FIBER PANEL (VERT.)
6	EIFS
7	HARDIE BOARD
8	1" INSULATED GLASS / ALUMINUM STOREFRONT SYSTEM
9	GLASS CANOPY W/ PTD. ALUM. FRAMES
10	FABRIC AWNING W/ PTD. ALUM. FRAMES
11	POWDER COATED STEEL CANOPY
12	POWDER COATED ORNAMENTAL STEEL GUARD RAIL
13	LIGHT FIXTURE
14	CONTROL JOINT
15	CAMPBELL PLASTER CORNICE
16	BRICK SOLDIER COURSE
17	BREAK MTL. TRIM
18	PREFINISHED MTL. COPING CAP
19	OVERFLOW DRAIN WALL TERMINATION
20	4"X12" FLASHED SCUPPER

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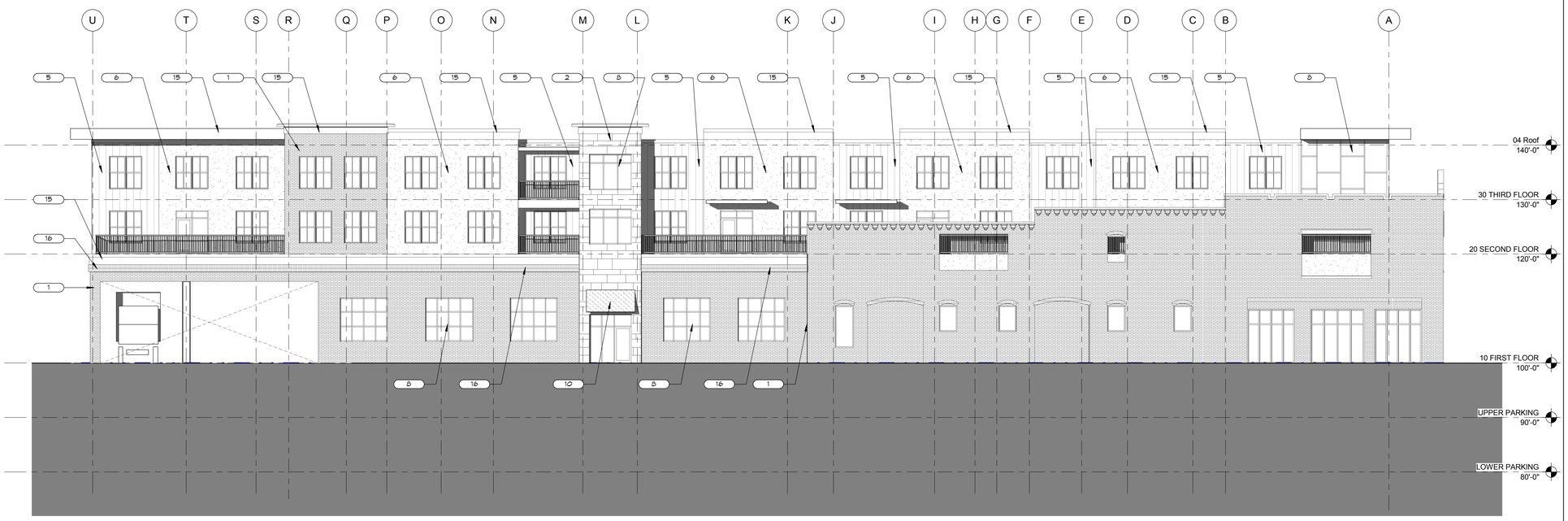
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ELEVATIONS

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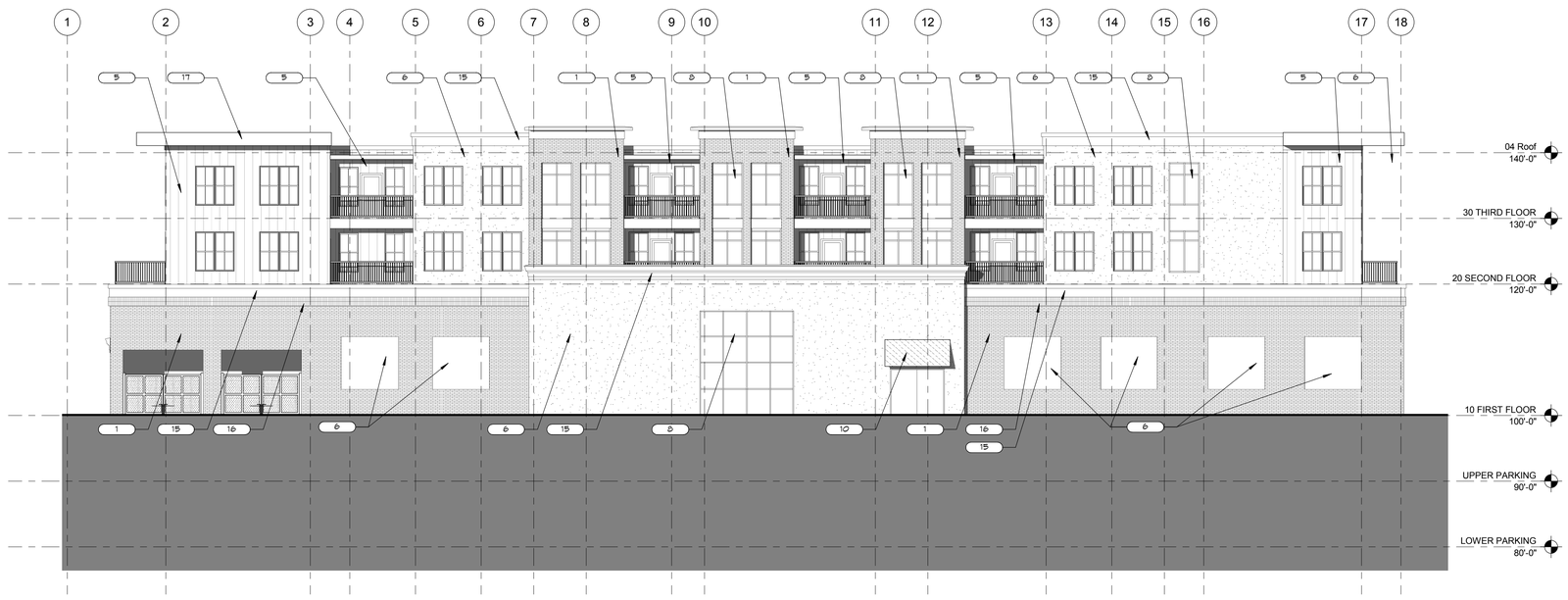
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NORTH ELEVATION C1

3/32" = 1'-0"



EAST ELEVATION A1

3/32" = 1'-0"

Elevation Key Notes:

1	MODULAR FACE BRICK RED
2	SMOOTH CUT LIMESTONE
3	LIMESTONE ACCENT HEAD/BAND
4	MTL. PANEL
5	CEMENT FIBER PANEL (VERT.)
6	EIFS
7	HARDIE BOARD
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9	GLASS CANOPY W/ PTD. ALUM. FRAMES
10	FABRIC AWNING W/ PTD. ALUM. FRAMES
11	PONDER COATED STEEL CANOPY
12	PONDER COATED ORNAMENTAL STEEL GUARD RAIL
13	LIGHT FIXTURE
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15	CAMPBELL PLASTER CORNICE
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ELEVATIONS

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SOUTH PERSPECTIVE A3



NORTH WEST PERSPECTIVE A2



NORTH EAST PERSPECTIVE A1

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PERSPECTIVES

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Dr. Brian Russell
Attorney at Law
730 New Hampshire, Suite 3M, Lawrence, Kansas 66044
Telephone: 785-423-4234 Email: brian@drbrianrussell.com

July 7, 2017

Mayor Leslie Soden, Chair, Public Incentives Review Committee
c/o Mr. Tom Markus, City Manager
City of Lawrence
P.O. Box 708
Lawrence, KS 66044-2268

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LAWRENCE, KS

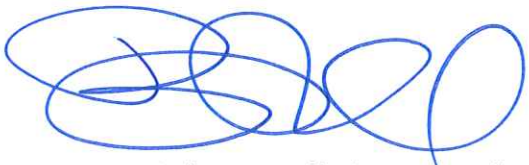
Dear Ms. Mayor,

Please be aware, both in your capacity as Chairwoman of the Public Incentives Review Committee and in your capacity as Mayor, that the legal question as to whether Treanor Investments, LLC can set aside preexisting restrictive covenants and proceed with its proposed expansion of the former Borders building at 7th and New Hampshire to accommodate a grocery store and apartments remains open.

Last month, a district judge here in Douglas County ruled in favor of Treanor Investments, LLC, however, we, the Plaintiffs in that litigation, are appealing that ruling to the Kansas Court of Appeals, and we are highly optimistic that the Court of Appeals will apply Kanas precedent with respect to both contract and property law differently than the District Court did. In any case, we anticipate that it will be sometime in the first half of 2018 before the Court of Appeals takes up the case and some weeks or months thereafter before the Court of Appeals announces its decision. And if the Court of Appeals happens to affirm the District Court, then we fully intend to appeal again to the Kansas Supreme Court, which could keep the pivotal legal question open well into 2019.

Accordingly, we respectfully request that the Public Incentives Review Committee, the Planning Commission (notified by separate correspondence), and the City Commission table consideration of public incentives and all other necessary permissions for Treanor Investments, LLC's proposed downtown grocery store and apartment project until the appeals process has been exhausted and the pivotal legal question has been closed. We submit that proceeding with consideration of this proposal before that time would both disregard our legal rights and risk wasting valuable City resources on a plan that may very well never be legally executable.

Respectfully,



Dr. Brian Russell, Attorney at Law

From: Sarah Norman [mailto:sarahenorm@gmail.com]
Sent: Tuesday, August 08, 2017 7:47 PM
To: Tom Markus <tmarkus@lawrenceks.org>; Lynne Zollner <lzollner@lawrenceks.org>; sday@lawrencks.org; Leslie Soden <lsoden@lawrenceks.org>; Stuart Boley <sboley@lawrenceks.org>; Mike Amyx <mamyx@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>; Lisa Larsen <llarsen@lawrenceks.org>
Subject: Proposed Downtown Grocery Store & Apartment Complex

To the Lawrence Historic Resources Commission, City Manager, City Commissioners, and City Planner:

I am writing in regards to the proposed downtown grocery store at 700 New Hampshire. While I am interested in and supportive of the idea of having a grocery store downtown, and while I am in support of East Lawrence no longer being considered a food desert, I have multiple concerns about the proposal. I fear that this project has become one that started as an effort for there to be a grocery store downtown, but has turned into a means to create yet another lofty downtown apartment complex.

My home is located at 712 Rhode Island, which faces the current Borders property. In reviewing the plans for the grocery store and apartment complex, it is my understanding that the proposed building would be situated in the northeast portion of the property, nearly directly along Rhode Island St. Building such a large building so close to the Rhode Island Street poses the following concerns to our currently quaint and quiet street:

☐ Noise- there would inevitably be a considerable amount of noise during the construction project. In addition, once the project is complete, there would be a lot of traffic from people coming and going to the grocery store, as well as to the apartments. What is now a peaceful area is threatened to become a loud, disruptive area. If cars are honking or alarms are going off, sleep and day to day life will be disturbed. In addition, if deliveries are being made to the grocery store in the wee hours of the morning, this will be disruptive. There are bedrooms located on the west side of my home and many of my neighbors' homes. These bedrooms are already exposed to a lot of the downtown bustle, but the noises associated with a grocery store and apartment complex would be jarring.

☐ Safety- In East Lawrence we appreciate character, but we also want our neighborhood to be safe. Frequently when I go by the Dillon's at 17th and Massachusetts I see homeless individuals sleeping or resting on the benches outside the store. While there aren't homes in such close proximity the Dillon's store, I feel that should individuals use the outside of the new store as a resting spot, it would draw safety concerns.

☐ Traffic- Naturally, a grocery store and an apartment complex will create a lot more traffic. I am concerned with how traffic will flow. The Dillon's on Massachusetts Street often has a congested parking lot that is difficult to navigate. It is my understanding that the proposal includes a traffic cut out that would allow the flow of traffic to come onto Rhode Island Street from the parking lot. This is absolutely unacceptable. We reside on a small street. I have two children and there are other children who live on the street. Adding such traffic to such a small street is in no way safe. In addition, by creating a cut out onto the street, our houses would constantly be exposed to glaring headlights, which is intrusive and disruptive.

☐ Parking- I am concerned as to if there will be adequate parking for the tenants of the apartment complex, as well as the employees and patrons of the grocery store. It is my understanding that the employees of the grocery store will be expected to park in a separate lot that has not yet been built. As it is now, there is limited downtown parking at times. With the addition of other multi-story apartment complexes with minimal parking on New Hampshire Street, street parking will become more difficult for homeowners on Rhode Island St. Employees from downtown businesses currently park on Rhode Island daily as it is, thus making it difficult for homeowners to find parking at times.

☐ Loss of Natural Light- The Hobbs Taylor Loft at the southwest corner of the block is a large building that blocks the sunlight from our street in the evening. By having a multi-story building erected in such close proximity to the homes at the north end of the block, we will lose hours of natural sun each day. Coming from the Southwest, I love the sunshine and having it blocked

from my home will create a different feel throughout the house. In addition, I have multiple neighbors who have taken great pride in nurturing gardens in front of their homes. These gardens will be threatened with a loss of natural light. It is unfortunate that Lawrence has not yet enacted the Right to Light law.

☐ Structural Damage- My home is over 100 years old. While I take good care of it, I am deeply concerned of how the close construction will affect the structure of my home not only during the construction process, but also how it could impact the viability of my home in years to come. This could potentially have a negative impact on property values for those houses on Rhode Island St.

☐ Odor- The grocery store and apartment complex will inevitably produce a lot of trash, and thus unpleasant odors. This is yet another example of a possible disruption to our happy living.

☐ Privacy- Currently our houses peer onto the Borders building and are protected by a row of shrubs. With a multi-story building, we will easily be giving apartment dwellers the ability to peer into our homes and yards. With the building to be located so close to Rhode Island St., my family and neighbors will lose privacy.

☐ Historical Preservation- The Donnelly Livery Stable wall was maintained with the Borders building. With the grocery store and apartment complex, what will become of this part of Lawrence history that dates back to the early 1900s?

☐ Viability- In today's increasingly technological society, the way commerce is being conducted is rapidly changing. Large retail stores are closing down and more individuals are using the Internet to purchase items. Placing a grocery store order online is becoming more popular. There has been a lot of talk about Drones being used for quick delivery of items. How will the rate of technological change affect the viability of a small, downtown grocery store? Will it become another vacant building, just like Borders, and if so, how will that impact downtown and the neighborhood?

While I highlight many concerns, I want to reiterate that I am not opposed to a downtown grocery store. However, I feel that the current proposal negatively impacts the neighborhood. I would like to see drastic alterations to the current proposal, including moving the building away from Rhode Island St. and to the north to mimic the other complexes that are being built along New Hampshire. I also am adamant about the elimination of a cutout for traffic onto Rhode Island St. and excluding a pool and eastward facing balconies from the apartments. I would like there to be consideration of permit parking along Rhode Island St. for homeowners, and an addition of a barrier between the grocery store and Rhode Island St. to reduce noise and unpleasant odors. I do hope that all involved in this project consider the long-standing viability of this project while maintaining the historical aspects of the area. Thank you for your time and your continued investment in Lawrence.

Sincerely,

Sarah Norman
712 Rhode Island St.
(785)760-4432
sarahenorm@gmail.com

From: Tony Peterson [mailto:toekneepeterson@gmail.com]
Sent: Tuesday, August 15, 2017 10:50 AM
To: Sandra Day <sday@lawrenceks.org>; Lynne Zollner <lzollner@lawrenceks.org>
Subject: Driveway rendering

Here's the rendering I did and it's accurate to within an inch or two. I used the site plan for both the location and the width.

This was my methodology. The plan show the driveway running along the north side of the trash enclosure so I stuck a piece of painter's tape on the retaining wall to mark the south edge, measured the width and marked it with a second piece of tape.

Photographed it from my front door and then took a second photo directly across on the west side of the fence. Cut out the driveway and then sized the second photo by matching the cellphone tower and the current Border's building to fill in the background.

I'm good at reading blueprints and site plans but wasn't prepared for the final results. I was both shocked and horrified when I saw it because it was far worse than what I'd imagined it would be.





August 16, 2017

Dear Historic Resources Commissioners:

For the last 24 years I have lived at 724 Rhode Island in what is referred to as the O.W. McAllaster House which is a listed historic property on the local registry. As an immediate neighbor of this proposed project I have multiple concerns regarding the design and scale of this entire building as it relates to both my house and the rest of the block however will only address one specific issue because it falls within the environs of my listed property and thus has triggered an environs review.

While the proposed driveway onto Rhode Island has triggered an environs review because of the extremely close proximity to my house it's also the one single element that concerns me the most as a resident on the block. Even if it wasn't practically in my front yard it would still be my top concern.

For a review the question is normally only whether something will encroach on, damage, or destroy the environs of a listed property. In this case it applies to not only the property but the entire block and the answer to all three of those standards is "yes."

Rhode Island Street is currently a residential street with primarily residential parking and traffic. A driveway onto the street would completely alter, irreparably damage, and destroy that residential ambiance. The amount of traffic entering and exiting through the driveway would turn our residential street into a secondary collector street serving the parking lot. With it being located directly across from the parking lot entrance off of New Hampshire it would also become a shortcut off of that street for traffic wanting to avoid the stoplight at 7th and New Hampshire.

A large number of residents on the block, myself included, have to park on the street because the neighborhood was constructed before the automobile so driveways weren't included. Parking on the street already comes with a certain amount of risk even with a low volume of traffic. A driveway onto Rhode Island would pretty much guarantee that eventually someone will end up with a totaled vehicle when a driver is either going too fast while cutting through the lot, doesn't turn soon enough, or hits a slick spot during the winter. Can't eliminate parking across from the driveway because it's already in short supply and a parked vehicle would be the only thing preventing one from ending up in our yards.

The actual opening for a driveway brings another set of problems for the block beyond just the traffic. With the New Hampshire Street entrance directly across from it the headlights from every single car entering would shine straight through into our windows. That's precisely why there's currently a dense planting of evergreens exactly where the driveway is proposed. It would also be a 20+ foot open door onto the neighborhood so there would be zero screening from the lights and noise of a parking lot that would be active 18 hours a day.

In addition to all the logistical and physical problems a driveway would cause both the neighbors and the block there's a financial one for me personally. It would completely destroy the value of my property. If I ever decided to sell my house it would be extremely difficult to find a buyer who would be willing to live someplace that had neither a reasonable amount of privacy because a commercial driveway across the street nor any peace day or night from the lights and noise of a busy parking lot that would be in use seven days a week.

I'm adamantly opposed to this proposal for a driveway and request that you deny it for the multiple reasons I've listed.

Tony Peterson
724 Rhode Island
Lawrence, KS

From: Mark Olson [mailto:lessismo@gmail.com]
Sent: Wednesday, August 16, 2017 11:29 AM
To: Lynne Zollner <lzollner@lawrenceks.org>; Sandra Day <sday@lawrenceks.org>; Scott McCullough <smccullough@lawrenceks.org>; Bobbie Walthall <bjwalthall@lawrenceks.org>
Subject: Letter for HRC packet for 8/17 - Downtown Grocery Store review

Mark Olson

716 Rhode Island St.

Lawrence, KS 66044

785-760-2529

Lawrence Historic Resources Commission

City Hall, 6 E. 6th Street

Lawrence, KS 66044

To the Historic Resources Commission:

I am writing regarding August 17, 2017 meeting agenda Item No. 10: DR-17-00344 700 New Hampshire Street… Downtown Grocery Store

I will try to constrain my remarks to the context of historic preservation.

I own and reside in 716 Rhode Island Street., identified in the Kansas Historic Resources Inventory as the ”Bowersock-Weiman House”, 1890, a contributing property to the North Rhode Island Street Historic Residential District, as listed on the National Register of Historic Places.

The proposed project submitted by TreanorHL does not seem reasonable in terms of the criteria for "appropriateness" because it is in the environs of:

1. the North Rhode Island Street Historic Residential District, (National Register of Historic Places)

2. the Octavius W. McAllaster Residence (724 Rhode Island Street), (Lawrence Register of Historic Places)

3. and the A. J. Griffin House (645 Connecticut Street), (Lawrence Register of Historic Places)

There are many issues but chief among them are these:

Curb Cut

The proposed curb cut and associated driveway connecting the parking area with Rhode Island Street would be severely destructive to the historic character of the 700 block of Rhode Island Street. Curb cuts on either the east or west side of the block are inconsistent with the original design and function of the environment. Existing curb cuts on the east side of the street were made before the imperatives of historic preservation were in place to prevent them. Although those curb cuts, made to facilitate the creation of private off-street parking spaces, are injurious to the historic character of the streetscape, their impact pales in comparison with the proposed curb cut and driveway and the profound disruption it would cause. The proposed curb cut and driveway, in addition to being grossly inconsistent with the original urban design of the street and its visual aspect, would introduce commercial traffic to a street that has never had that as part of its nature and function. Vehicular traffic on the street has been carefully controlled, by regulation of direction of travel and by construction of an island at the north end of the block, to hold volume to a level reasonably understood to be correctly proportional for the kind of street it is. Beyond the strictly historic concerns of the proposed curb cut and driveway, are practical matters related to quality-of-life: decreased safety, increased noise, congestion, and overall nuisance. An important aspect of urban design as it relates to traffic and the streetscape is the often dramatic difference between busier arterial streets and the quiet residential streets that intersect them. That pleasing contrast in currently intact in the relation of the 700 block of Rhode Island Street to its intersecting streets, particularly 7th Street to the north. Every effort should be made to preserve this important quality of the street.

Scale

The proposed structure is not correctly related to its location in terms of size. In simple terms, it is too large for the site. The east elevation in particular is considerably more massive and out-of-scale than is reasonable. The building as it is proposed is too tall and too near Rhode Island Street and would have a pronounced and damaging effect on the residential character of the street. This effect is exacerbated by the monolithic nature of the design. Although there are changes in surface materials and treatment, the east elevation does not authentically communicate with the adjacent street as it would if points of ingress and egress typical of residential design and construction were present. The result, particularly on the lowest level, is, albeit visually broken, but effectively monolithic and strikingly at variance with the historic residential character of the streetscape.

Vibration and other damage

Although this may stray from the scope of historic resources I will mention it here anyway. The proposed project requires unusually extensive excavation in terms of both depth and proximity to the houses in the 700 block of Rhode Island Street raising real concern regarding the potential for construction-related damage. Almost all of these houses were built in the late 1800s and are among the oldest extant ones in the city. They present a mix of construction materials and techniques. Mitigation of construction damage is essential for any major project undertaken in the vicinity of these houses. A development agreement protecting property owners against any and all costs associated with remediation of construction-related damage should be required before any project commences.

I have no objection to development of the 700 New Hampshire Street site. In fact, I would be pleased to see the site be developed in a way that makes it a vital part of the neighborhood. But given the special circumstances of the site and its proximity to documented historic properties, I think it is imperative that development be intentionally integrated in a way that protects and preserves those properties and the environs. The historic properties east of the 700 New Hampshire Street site are part of the story of Lawrence; their stewardship is in the interest of the entire community, not just the immediate neighborhood.

Sincerely,

Mark Olson

From: Mark Olson [mailto:lessismo@gmail.com]
Sent: Wednesday, August 16, 2017 3:32 PM
To: Lynne Zollner <lzollner@lawrenceks.org>; Sandra Day <sday@lawrenceks.org>; Scott McCullough <smccullough@lawrenceks.org>; Bobbie Walthall <bjwalthall@lawrenceks.org>
Subject: Another Letter for HRC packet for 8/17 - Downtown Grocery Store review

Earlier today I submitted a personal letter of my own. This one is in addition to the earlier one. It is written by and signed by the majority of property owners on the 700 block of Rhode Island.

Dear Historic Resource Commissioners and City Preservation Planning Staff,

We understand the HRC is tasked with deciding if this project adheres to very specific guidelines and Chapter 22 of the City Code. We have limited this letter to concerns the HRC can work on and are sending all our other suggestions and concerns to the City Commissioners and City Manager. We have seen many projects become better and better after careful review by the City Preservation Staff, by the HRC and then by the Architectural Review Committee of the HRC. Our hope is that the developers are willing to listen and rework their design to make it work for all concerned.

We, the homeowners and long time residents of the 700 block of Rhode Island St. have many serious concerns about the proposed development at 700 New Hampshire. We were pleased to see the Staff Report listing most of the the same concerns we have along with a
detailed analysis relating to the documents that apply (Downtown Historic District, Downtown Urban Conservation Overlay District with Downtown Design Guidelines, Chapter 22 of the City Code, the North Rhode Island St.National Historic District document, Living in East Lawrence: An Essay for a Multiple Listings Nomination, the East Lawrence Plan and the East Lawrence Revitalization Plan).

We rely on our City Preservation Staff and our HRC Commissioners to protect the community's historic places and the stories they tell. We also rely on East Lawrence and Lawrence historians and preservationists and the Lawrence Preservation Alliance to research and bring recognition to the important vernacular architecture of East Lawrence, including the 700 R.I.block. Businesses come and go (see Borders) but a well built new structure at the edge of Downtown abutting the neighborhood could stand for a hundred years so we must be sure it enhances rather than detracts from the historic area.

That said, we are adamantly opposed to a driveway cut onto R.I. St. regardless of a one or two way direction. The street was residential as part of the original townsite and has remained residential since. Read the North R.I. St. Distinct nomination papers for in depth details. The cut in the block directly across from a locally listed property would bring heavy traffic, noise, bright head lights and ruin the view scape from 724 R.I. It would severely impact the consistent rhythm and pattern on the block.

The stone wall and stone steps that used to lead up to the homes on the west side of R.I. were saved through negotiations with the Winter family and Bo Harris before the Hobbs Taylor Lofts were built. The steps give people access back and forth while the wall is a beautiful pedestrian scale vestige of the homes that were once there. The wall and steps must be preserved and maintained as part of the cohesive streetscape.

During that process Bo Harris agreed to modify his designs and move his bldg.over to N.H..rather than have it loom over R.I. He also had the stone wall repaired and tuck pointed, put in gardens above and put up fencing. Borders agreed to some grass and fencing on the northern third of the block.

We expect a much wider and dense buffer/transition area on this project since it is proposed to be directly across from the historic homes, the listed homes and the District. Two of our homeowners are contacting experts and researching noise and visual barriers that may be compatible and protect the neighbors.

The proposed building is far too big in mass, scale and height to be in the environs (context) of the pre-Quantrill McAllaster House, 724 R.I. and the elegant Andrew J. Griffin House, 645 Ct. St. The building's bulk would overwhelm the space and the environs. According to the site plan the building is 48 ft. and with the slope down to R.I. would visually read as 54 ft. One part of scaling it down would be to pull it back from the R.I. side which would ease the effect on the Griffin and McAllaster Houses and the National Historic District. The current design has a zero set back from

the property line along Rhode Island St. This is not acceptable to any of us across the street. We are asking you to require that the building be moved back from the eastern property line.This would create space for transition/buffering but could also make room for an entrance/exit driveway off of 7th St. replacing the oh so wrong R.I. driveway and reducing traffic in an historic residential block.

The current design shows a Truck Delivery driveway off of 7th and very close to the SE corner of 7th and R.I. Backing semi trucks off 7th, near that corner, would block line of sight for cars, bikes-everyone. Seems dangerous to us. A safer option would be to use the area behind the historic north wall for truck deliveries where Borders had their loading dock. This would keep at least part of the original alley open as per Staff recommendation. The original alley was preserved by Borders and by Hobbs Taylor Lofts by not building over it and adhering to the Downtown Design Guidelines.

The proposed balconies on the two upper floors, R.I. side of the bldg. would be directly across or looking down into second story bedroom windows of R.I. homes because of the buildings height and the slope up from R.I. to the bldg. We have noise and privacy concerns and know of no other balconies edging the east side of Downtown that are right across the street and facing the neighbors.

During negotiations with the Marriott Hotel Developers, 9th and N.H., the East Lawrence Neighborhood Association and nearby neighbors voiced valid concerns about structural damage to the historic bldgs. east of the project, especially since homeowners in that block had sustained uncompensated damages during the construction of the Art Center. The developers made legal agreements with owners, measured and photographed existing conditions to be monitored for a period of time should walls, foundations, etc. sustain damages. We ask that binding, long term agreements be made with impacted owners since the 2 level parking garage requires a deep dig and homeowners insurance doesn't cover these type of damages.

The elevations of the east side of the building shows windows that don't relate/refer to the window patterns on the R.I. homes. We don't propose matching windows, rather a more residential window style facing our side. We also agree with Staff that traditional building materials (brick,stone, terra cotta, stucco, etc.) should be used on all 4 sides of the building. Concrete board and metal panels are inappropriate in the historic environs.The Staff report advises a gradual change to a residential style on the east side of the building. We agree. That would help to soften the commercial use directly across from the residential Historic District. We have also noted there is no other commercial use directly across the street from residential along the eastern Downtown border. The rear of commercial buildings back up to the rear of homes thus far so this would set an unwelcome precedent.

Thank you for hearing our concerns and for volunteering your time and expertise to serve on the HRC.

Yours in historic East Lawrence,

The homeowners and longtime residents of the 700 Rhode Island block:

Phyllis Payne

Todd Foster

Sarah Norman

Tim Naumann

Mark Olson

Rae Johnson

Liz Tolbert

Tony Peterson

KT Walsh

Marci Francisco

Dave Loewenstein

RECEIVED
By ccargill at 9:41 am, Aug 17, 2017

East Lawrence Neighborhood Association
P.O. Box 442393
Lawrence, KS 66044
eastlawrence@yahoo.com



August 15, 2017

To: Lynne Zollner, Sandra Day, Scott McCullough and the HRC

Re: 700 New Hampshire Grocery Store/Development

The East Lawrence Neighborhood Association continues to be in support of a Downtown Grocery Store, and we were excited to see plans come to fruition to further this project towards completion. After seeing the plans, we see that there are issues with how this project integrates into both downtown and into the neighborhood, particularly with how it impacts our neighbors in the 700 block of Rhode Island Street. We do not feel that we can support the plans for this building until the issues raised by those neighbors are addressed. Those homes in the 700 block have endured for more than 100 years. The building plans will create a building that could endure for another 100 years or more, and we expect that the adjoining homes will make that same journey into the future. The uses within the building will probably change multiple times over that timeframe. These plans depict a building that does not fit in with what is already there, based on the Design Guidelines that the City uses to site any building within the Downtown District, nor do they fit in with the 700 RI block's historical designations. And these plans certainly do not fit in with what should be seen from someone's front porch a short 50-100 feet away. This building should integrate into the site with minimal impact to the surrounding area. Heeding the feedback from the impacted parties should help with that integration.

We must encourage the Developers to take heed of neighbors' concerns, as well as the concerns of staff, and work with the ARC or folks of their choice, to come up with a plan that better fits into the site without damaging the livability of the surrounding area.

We appreciate the opportunity to participate in and impact the Future of Lawrence, and we continue to strongly support the concept of a Downtown Grocery Store.

Sincerely,

Phil Collison

President, East Lawrence Neighborhood Association

CC: Dave Crawford, for the Downtown Grocery Store Committee

RECEIVED
By ccargill at 9:44 am, Aug 17, 2017

Dear HRC members and all Planning Staff,

My name is Todd Foster and I own the home at 708 Rhode Island Street, a contributing property in the North Rhode Island Historic District. This letter is in regards to my concerns about the proposed development of the multi-story building at 700 New Hampshire Street. I'm a 10 year Rhode Island Street resident with time split between renting 628 Rhode Island and renting/owning 708 Rhode Island. I was blessed with the opportunity to buy 708 from it Phyllis Payne last year. Phyllis's mother Aileen Elsie was the long term owner of my property. She used it for rental income while she lived out her final years next door in her long term home. Aileen Elsie owned quite a bit of property in this area through the years and lived in the Red Brick House on the corner forever. I visited her to pay rent, mow her lawn, and other various tasks. She told me many stories about the neighborhood's past, she missed how the street used to look with homes, large trees, and eventually open green spaces to the west. Old aerial photos around town have proven her points. It was and still is a beautiful historic neighborhood street. My time living here just steps from downtown has truly felt well spent. Our street is a parklike setting and I invite anyone to take a stroll up and down our wonderful 700 Block of Rhode Island to appreciate the street's peacefulness, character, and beauty firsthand. Many times over the years I've heard compliments on our block, people regularly call it on of the favorites in town.

To my knowledge this home was built in 1886 and the original owner was a woman with the last name of Williamson. I believe the original structure burnt down at some point as evidenced by charred floor joists in the basement and random charred studs in the walls of the rooms and staircase entryway I've gutted and remodeled. I've found some pretty cool artifacts here including shards of a newspaper from November 1920. This home was in need of extensive repair and I've put everything I have into it over the last year. So much of my time, energy, and money is being spent on this house that I've really started to form a special relationship with it and its history. We're turning back time and it's becoming a beautiful Italianette again. In several years I'll be completely done restoring this home while along the way maintaining as much of the original woodwork and character as possible. Hopefully someday everyone can tour it.

With that small bit of background, I'd like to continue with some of my concerns. Starting with the most pressing:

#1. Rhode Island curb cut: I object in the strongest fashion to a curb cut on the west side of Rhode Island Street for entry into the proposed project. They would be cutting historic curb and retaining wall out. The grocer suggests the store will need at least 3000 customers per day to break even. The proposed Rhode Island entrance is closest to the underground garage entrance. Rhode Island will have the majority of that traffic, thousands of cars day and night, driving on a street that averages about 50/day and has never had commercial traffic. Light pollution, air pollution, and general safety are huge concerns with this potential traffic. Please join me in objection to this aspect of the site plan.

#2. Building size and height encroaching on Rhode Island: This is perhaps the largest building in the history of Downtown Lawrence. It is huge, proposed to be built 3 long stories high and built to the property line on 3 sides. This massing is unprecedented for New Hampshire Street development. If this proposal is allowed, the building will overwhelm the North half of Rhode Island Street. I am not at all interested in losing my beautiful westerly view of the sky, the LJ World building, along with several hours of sunlight each evening. My home will be in the dark by 2pm in the winter hours which is nearly unimaginable to me. This shading effect is the same as a 6-7 story building being built on the west half of the lot. The 8-10 balconies are also unacceptable with my concerns being noise, privacy, potential for cigarette butts thrown onto the public sidewalk below & etc. This building will be an underhand stone throw away from my front porch and the balconies will be within speaking distance of my home. Both heavily encroach on our neighborhood and homes. Perhaps they could build the grocery store to the east property line but have apartments coming up only on the west half of the block? Please join me in objection to these aspects of the site plan: height, east encroachment, and balconies.

#3. Potential construction damage to homes: These homes have stone foundations 130-150 years old. I am extremely concerned about a huge gaping hole being dug and metal pillars being driven into the ground just feet from my home. This will shake my home to its bones and damage the foundation and walls. My research suggests damage even could occur years after construction is complete. Like I said, the hole will be an underhand stone throw from my front porch, literally that close. I call for contractual protection for lifetime after development. I feel if developers kept building height restricted to 1 story until the west side of their block and cut apartment numbers in half, perhaps the piledriving won't be done as close to my home and the underground garage could be a bit smaller and dug further west. Please join me in objection to these aspects of the site plan: No hole digging and pile-driving this close to historic homes.

#4. Smell of trash and noise of trucks: The trash compacters and truck loading docks are proposed to be built on the Northeast corner of the building. This is too close to Rhode Island street homes, and shows a continued trend of lack of thought and respect for the neighborhood. I am terribly concerned about the smell of grocery store trash and the sound of semi-trucks idling and beeping when backing into the loading dock feet from our homes. Proposed delivery times are before the morning traffic rush, so pre-7a.m. Truck deliveries could easily be heard from my 3 bedrooms all of which are located on the west wall of my home. Old homes are not sound proof, not at all. I do not want the good sounds and smells of downtown to be replaced with traffic sounds and trash smell. Please join me in objection of these aspects of the site plan: Trash and loading dock placement.

#5 Parking: Everyone already knows parking is a disaster in this neighborhood and with the opening of Pachamama's apartments it will get worse. This proposed development proposes the vacation of close to 40 public parking spots (including metered spots) from the Hobbs Taylor lofts lot, making that a private lot with gates on the north. The developer offers "public parking" in the proposed underground parking garage to compensate. In my mind, that is not a fair deal. In my opinion, the city should donate their half of the Hobbs lot to the 800 New Hampshire Pachamama apartment development to help with overcrowding of our neighborhood. Furthermore, why should access to the proposed development's lot be restricted from the Hobbs lot and thus created on Rhode Island? Our street and Historic Homes need more respect than this. Please join me in objection to these aspects of the site plan: public parking elimination from Hobbs and creation of private lot with no "alley drive through" from North to south.

Thank you for your consideration,

Todd Foster

708 Rhode Island Street

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 11: DR-17-00369
STAFF REPORT

A. SUMMARY

DR-17-00369 1346 Rhode Island Street; New Construction; State Law Review. The property is located in the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places. Submitted by Tenants to Homeowners, Inc., property owner of record.

B. PROJECT DESCRIPTION

The applicant proposes to construct a new two story single dwelling structure with an associated one story accessory structure on the vacant lot located at 1346 Rhode Island Street. The 820 sf. primary structure will be wood frame on a concrete slab foundation and have a gable roof with decorative shingles in the gable end. The structure is approximately 26' to the peak of the roof. Located 20' from the west property line, the structure will have a concrete porch with hipped roof. The porch supports will be 6" X 6" posts wrapped in ¾" smart trim. Fenestration for the structure includes 2/2 windows and a door on the east and west elevations. The structure is sheathed in fiber cement siding with 6" exposure and the roof is sheathed in asphalt shingles.





The accessory structure will be used as a garage and is a simple 576 sf 24' X 24' wood structure. The structure will be placed 6' off of the north property line and 5' off of the alley (east property line). The structure will be 28' from the primary structure. The accessory structure will have an east west gable roof clad with asphalt shingles and the structure will be sheathed with fiber cement lap siding to match the primary structure. The fenestration for the accessory structure is simple with a two bay garage door on the east elevation, a 2/2 window and pedestrian door on the west elevation, a 2/2 window on the south elevation, and no fenestration on the north elevation.

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.

D. STAFF ANALYSIS

Identifying building and landscape features that are important in defining the overall historic character of a historic district is the first step in the review process for reviewing new construction in a historic district. The historic character of the district is typically outlined in the nomination that listed the district. Once the character defining elements of the district have been identified, the proposed project should be reviewed to ascertain if the new construction will damage or destroy the historic district by negatively affecting or impacting these character defining elements.

Character of the South Rhode Island and New Hampshire Street Historic Residential District

The National Register of Historic Places Nomination identified the residential character of the approximately 2 ½ block area encompassed by this district as an area of cohesive streetscapes that create a distinct sense of neighborhood. Both Rhode Island and New Hampshire streets are brick with limestone curbing (some portions currently have asphalt overlay), and sidewalks, both brick and concrete, line both sides of the streets as well as both ends of all blocks. Grass easement strips with mature shade trees separate the streets from the sidewalks, creating a smooth transition between public and private spaces. The dwellings are sited to face the street on the narrow lots delineated by the original 50' X 117' townsite plan. Most properties have a walkway, brick or concrete, from the public sidewalk to the front porch or stoop of the primary residential structure. Although setbacks vary minimally, houses are typically situated near the center of their lots, which enhances the cohesiveness and rhythm of the district.

The residential designs that comprise the South Rhode Island and New Hampshire Street Historic Residential District include a variety of vernacular building forms and architectural styles that reflect the roughly eighty-year continuum of new construction. While the houses in the district reflect the evolution of architectural styles, the relationship between them based on their location, streetscape, building materials, workmanship, mass, and scale results in a district with a strong feeling of neighborhood identity. When listed, the district included forty-nine residential properties, of which thirty-six are contributing to its historic character. Also at the time of listing, all of the properties were residential, and all but one was single- family residential. Eleven of the primary dwellings were constructed before 1873; nine were constructed between 1880 and 1895; twenty-six date between 1900 and 1928; and the one multiple-family duplex dates to 1945; the district included twenty-nine garages, one carriage house, and one barn. Sixteen of these accessory structures also contributed to the significance of the district.

There was no development on Lot 188 Rhode Island Street (1346 Rhode Island Street) in 1918 and 1927 according to the Sanborn Fire Insurance Maps. By 1949, a structure identified as the Fundamental Baptist Tabernacle was located on the site and continues to show on city maps until 1995. The 2000 city map shows no structure on the property. In 2004 when the National Register of Historic Places District was listed, the property located at 1346 Rhode Island Street was vacant and was not considered contributing or non-contributing.

The proposed new construction is located in the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places and is subject to review under K.S.A. 75-2724, the State Historic Preservation Law. 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.

Standards 9 and 10 apply 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.*
>
> *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.*

Both the proposed primary and accessory structure are compatible with the historic district in size, scale, massing, materials, sense of entry, and fenestration patterns. The public realm will be maintained and a new concrete sidewalk will lead to the primary structure in keeping with the rhythm of the district. Because of the Development Code required setbacks, the building will be shifted to the north property line which is not atypical in the district patterns. The primary structure faces Rhode Island Street and the accessory structure, which is placed appropriately behind the primary structure on the alley, faces the alley with a pedestrian door facing the primary structure on the west elevation. The vernacular architectural style of both structures is appropriate for the district in mass and scale and uses materials and construction methods to differentiate the modern structures so that they will not be misinterpreted as historic structures but appropriate infill.

The only concerns for staff are:

1. The platform for the primary structure; and
2. The north setback of the accessory structure.

The primary structure is slab on grade. This is not typical for the historic district. Primarily the structures are built on crawl spaces, although some shallow. Some of the elevations of the structures are minimal due to infill of the surrounding land. Slab on grade is not appropriate for this lot or for the historic district in general. Staff has worked with the applicant to try to find ways to mitigate the effects of this non-typical, non-compatible portion of the structure. The alterations that were added to the project to help mitigate the impact of the slab on grade foundation were the reduction of the front door prominence by changes to the porch roof, columns, and railing and sloping the surrounding grade up to the structure to try to create a pedestal for the structure. A portion of the exposed foundation will also be painted to try to accent the above ground existence of structure. Some of the properties that have had "infill" to the structure level on the block and in the district have a similar appearance.

The primary structure south wall plane should be proud of the accessory structure south wall plane to clearly create the dominance of the primary structure. Staff would prefer that the accessory structure be placed further to the north property line. The applicant has responded that the grade of the property makes this too difficult for the project. Because the applicant has designed a true, simple, two-car garage of minimal size and height, the garage will read as subordinate to the primary structure without the additional setback.

Staff is of the opinion based on the above project review that the project, with a raised foundation, meets the Secretary of the Interior's Standards. However, the proposed mitigation by the applicant for the platform for the structure may also allow for the structure to meet the standards and guidelines for the district.

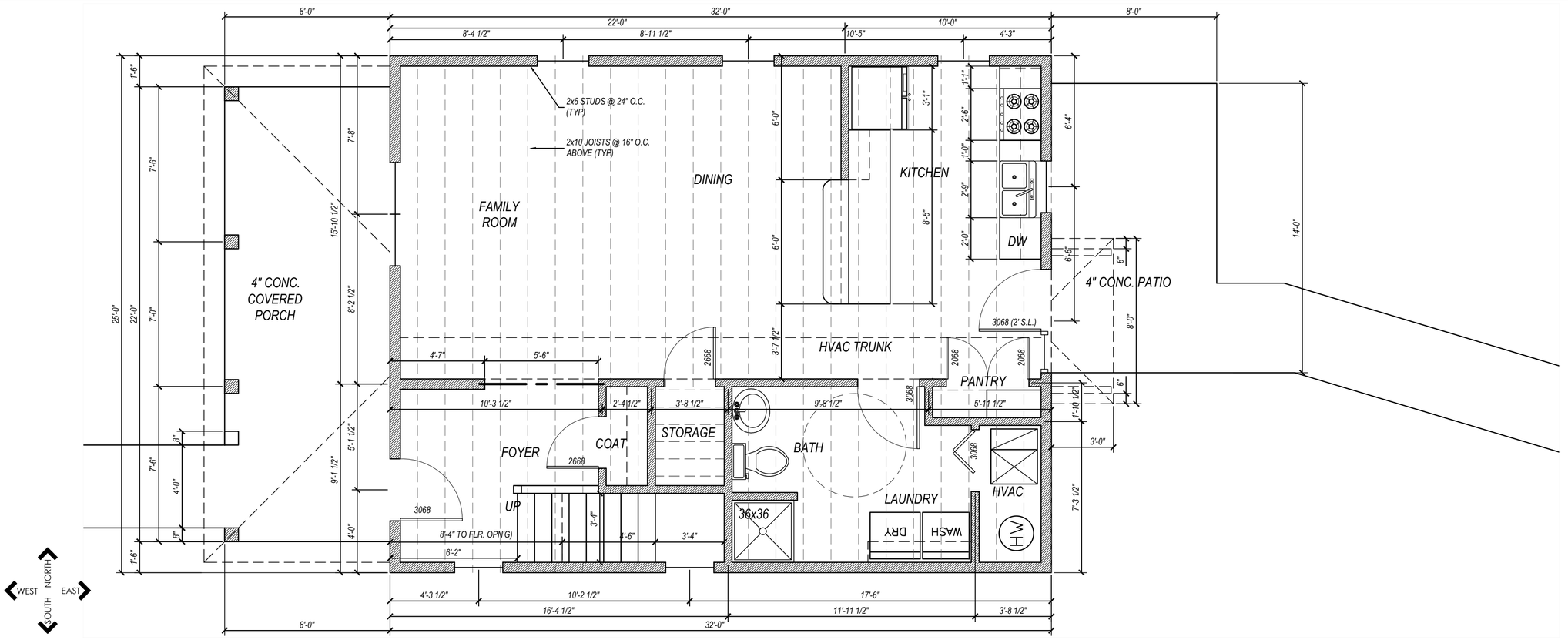
E. STAFF RECOMMENDATION

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).

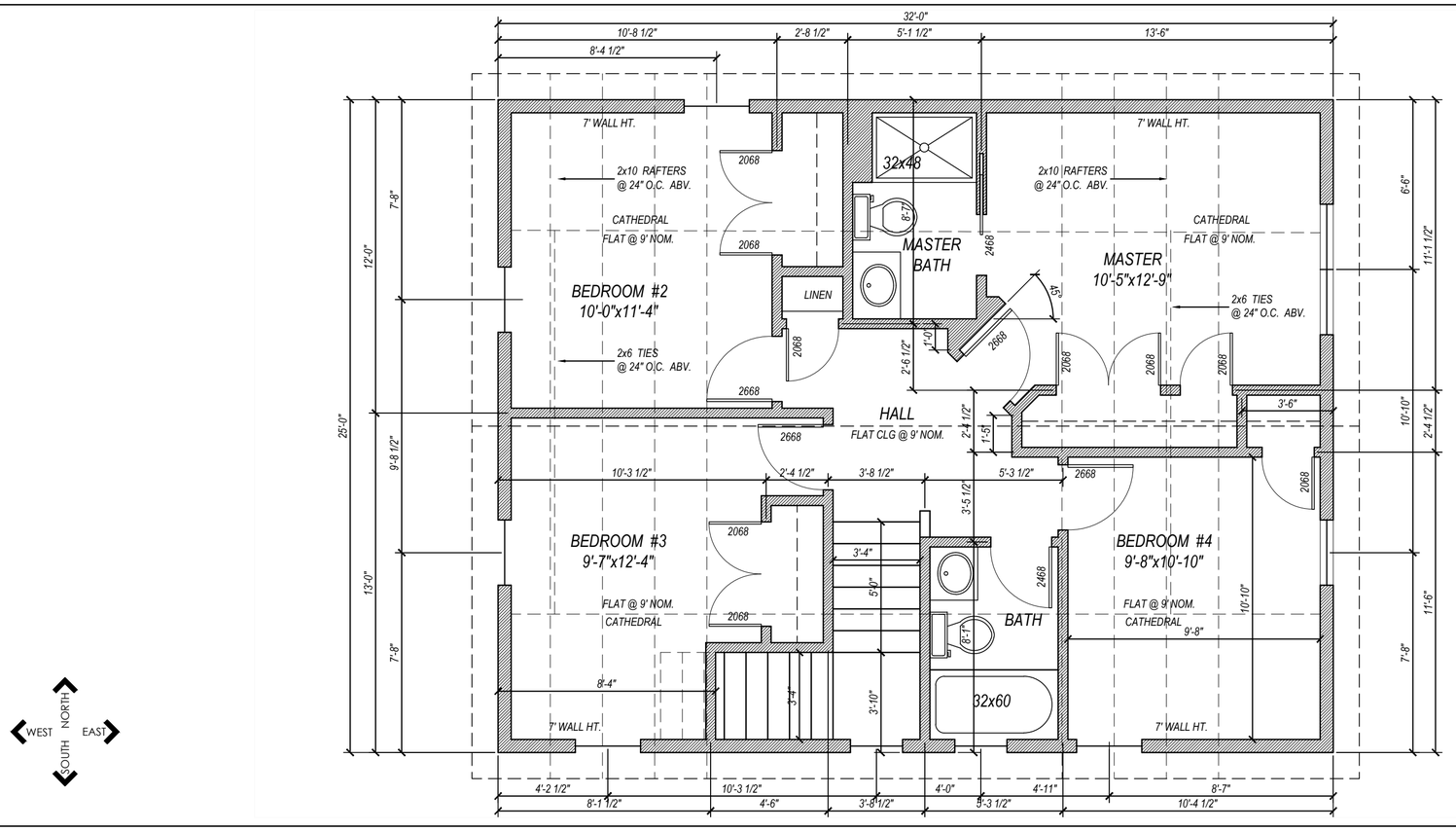
1346 Rhode Island Street





1 FIRST FLOOR PLAN - 800 S.F.

1/4" = 1'-0"



2 SECOND FLOOR PLAN - 800 S.F.

1/4" = 1'-0"

TYPICAL NOTES:

MEET OR EXCEED 2015 IRC
9' NOM. 2x6 @ 24" O.C. @ EXT. 1ST FLR. WALLS (HOUSE)
7' NOM 2x6 @ 24" O.C. @ EXT. 2ND FLR. WALLS (HOUSE)
9' NOM 2x4 @ 24" O.C. @ EXT. WALLS (GARAGE)
2x4 @ 16" O.C. @ PARTITIONS
12"x36" 3500 PSI CONC. TRENCH FTG W/(3) #4 BARS HORIZ, CONT.
4"x4000 PSI CONC. SLAB W/ #4 BARS @ 24" O.C. EACH WAY
R-10 FOOTING & SLAB EDGE INSUL. TO 24" DEEP (HOUSE ONLY)
TYPICAL WALL BRACING - METHOD CS-WSP AS NOTED ON ELEVATIONS.
FLOOR JOISTS, 2x10 @ 16" O.C. (SEE PLAN)
3/4" T&G OSB FLOOR DECK
2x10 RAFTERS @ 24" O.C.
2x6 COLLAR TIES @ 24" O.C.
PREFAB TRUSS @ GARAGE @ 24" O.C.
7/16" OSB ROOF DECK W/ 30# FELT
HOUSE WRAP
FLASH ABOVE WINDOWS AND DOORS
FIBER-CEMENT LAP SIDING 6" EXPOSURE
5/4" WOOD, FIBER-CEMENT, OR SMART TRIM PER ELEVATIONS

ENERGY CODE (2015 IECC)

WALL INSULATION -	*=R-19 MIN.*
ROOF (CATHEDRAL AREAS) -	*=R-30*
ROOF (FLAT AREAS)-	*=R-49*
WINDOWS AND DOORS -	*=0.35 U-FACTOR*
SKYLIGHTS-	*=0.55 U-FACTOR*

NOTES

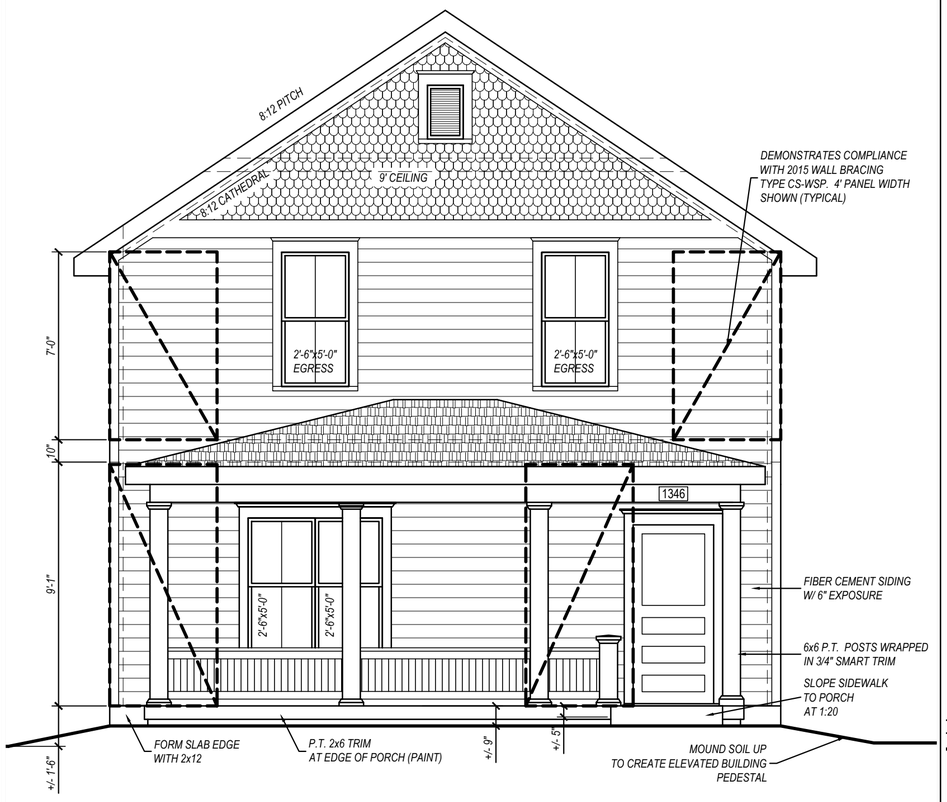
TENANTS TO HOMEOWNERS
4 BEDROOM HOUSE
1346 RHODE ISLAND LAWRENCE, KS

Hernly
ASSOCIATES
920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

FLOOR PLAN

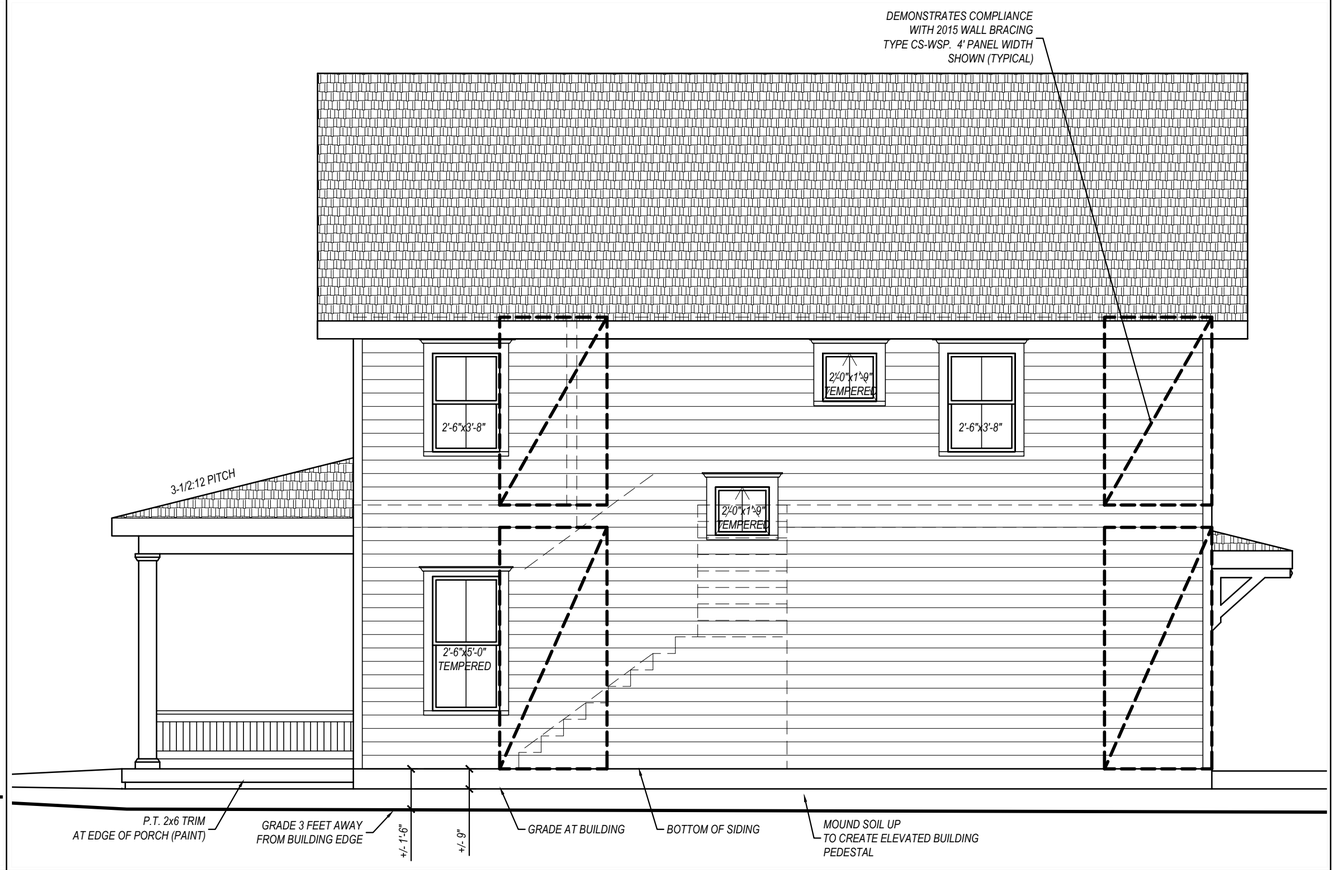
Date: 2017/07/07
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Revisions : 2017/08/01

A1.0



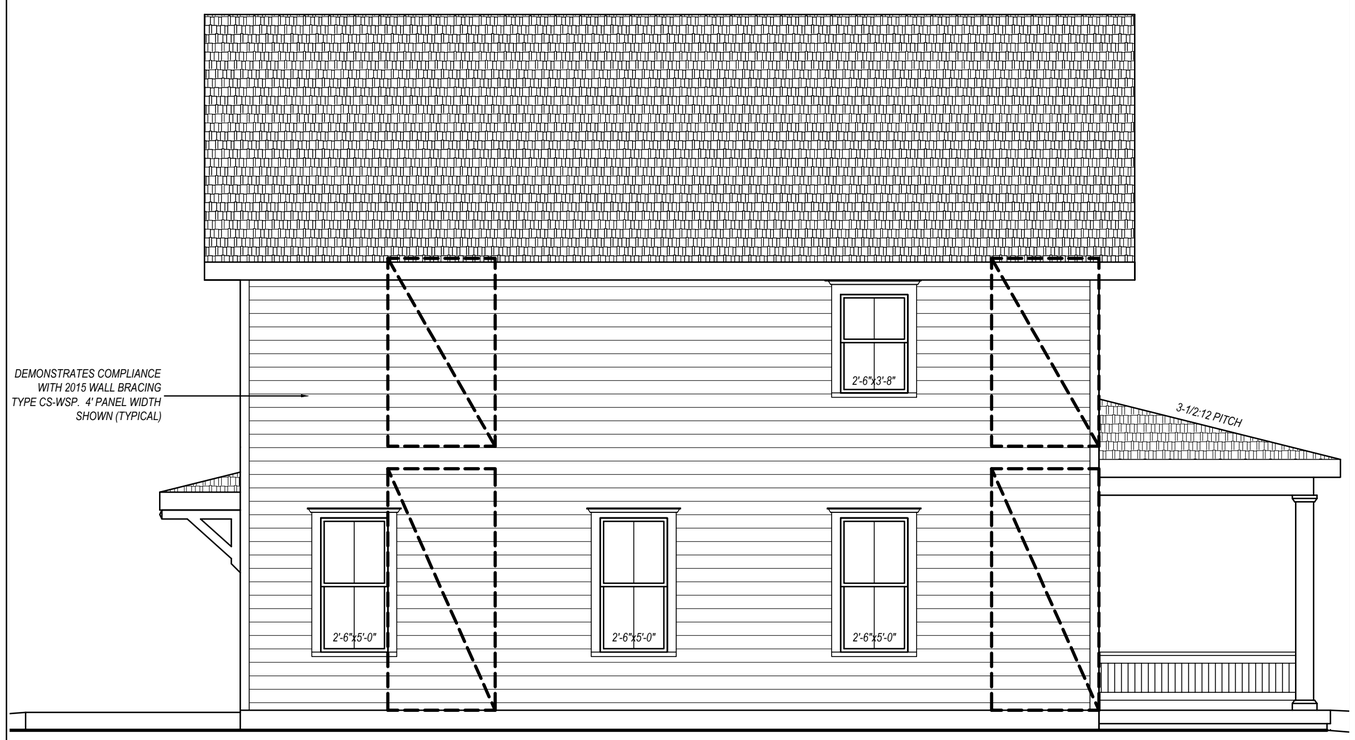
1 WEST ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"



4 EAST ELEVATION

1/4" = 1'-0"

TENANTS TO HOMEOWNERS

4 BEDROOM HOUSE
1346 RHODE ISLAND LAWRENCE, KS

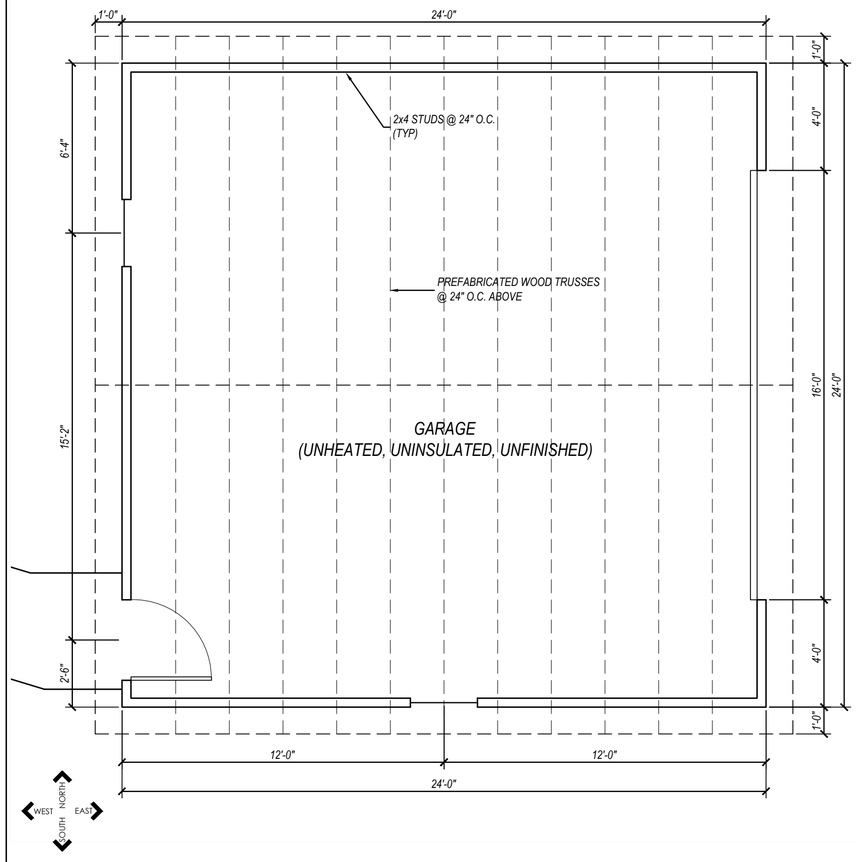
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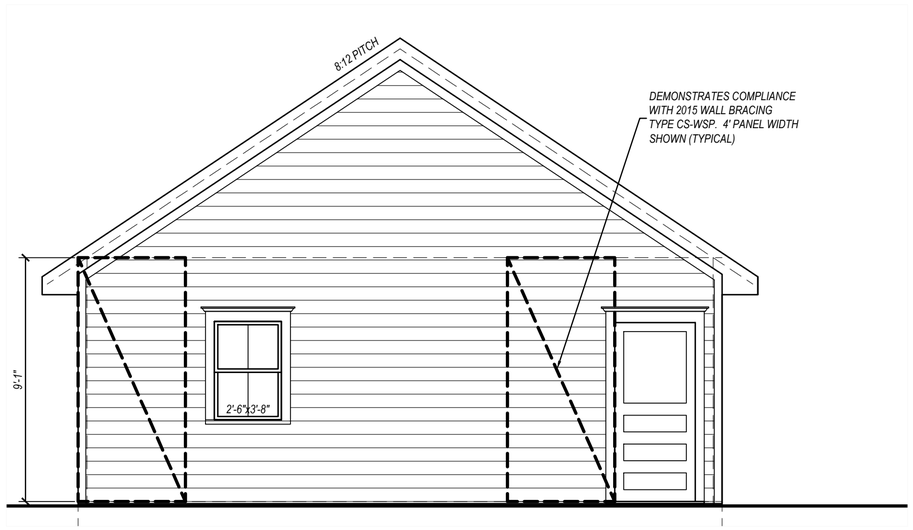
ELEVATIONS

Date: 2017/07/07
Drawn by : M.MYERS
Checked by :
Revisions : 2017/08/01

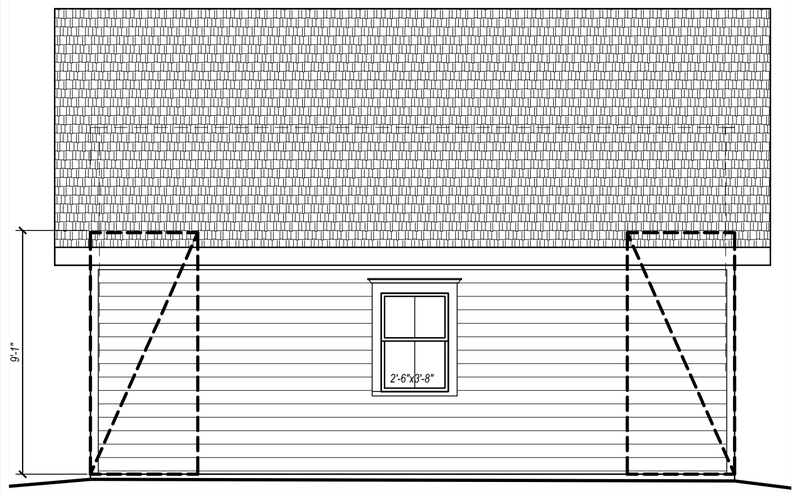
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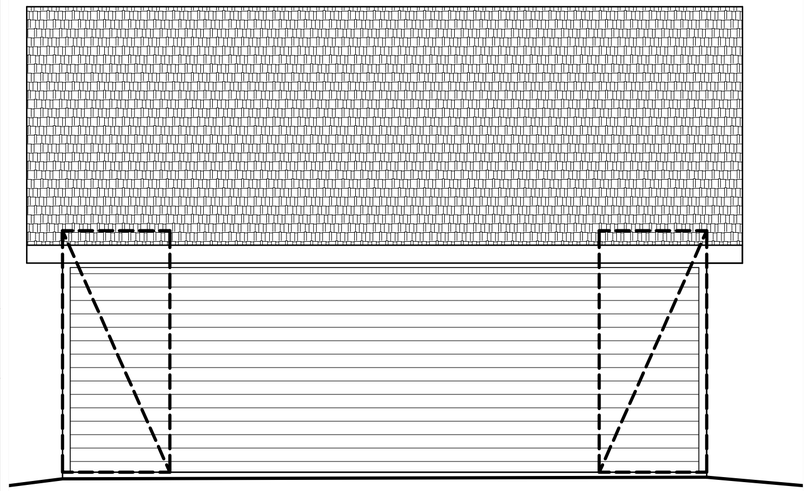
1 GARAGE PLAN
1/4" = 1'-0"



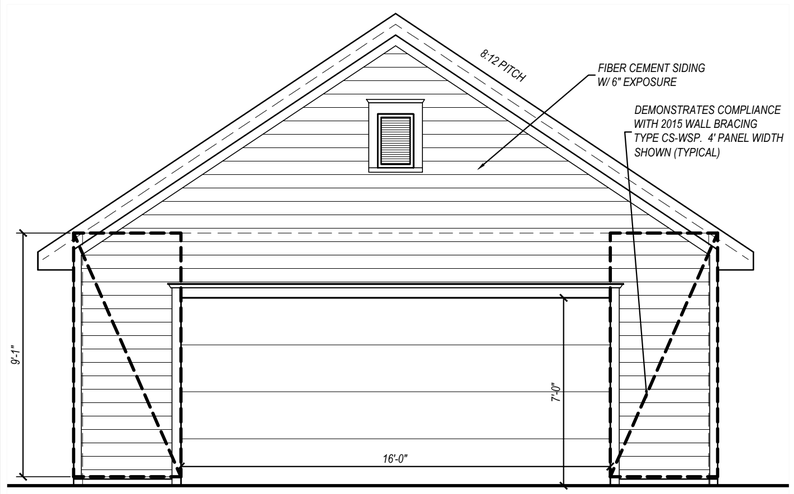
2 WEST ELEVATION
1/4" = 1'-0"



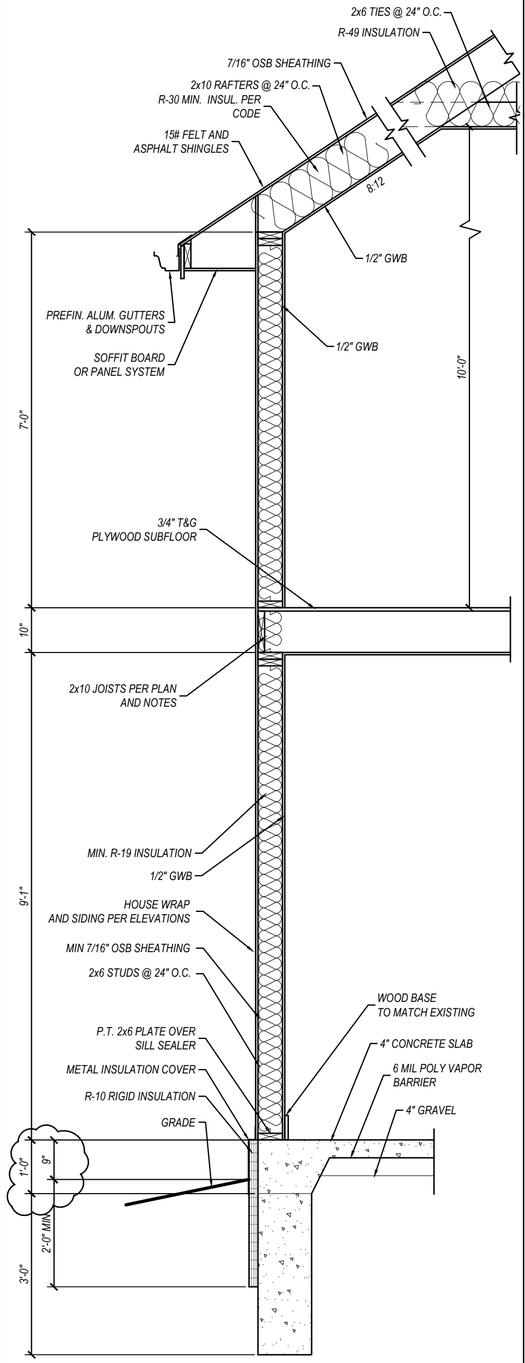
3 SOUTH ELEVATION - GARAGE
1/4" = 1'-0"



4 NORTH ELEVATION - GARAGE
1/4" = 1'-0"



5 EAST ELEVATION - GARAGE
1/4" = 1'-0"



6 TYP WALL SECTION
3/4" = 1'-0"

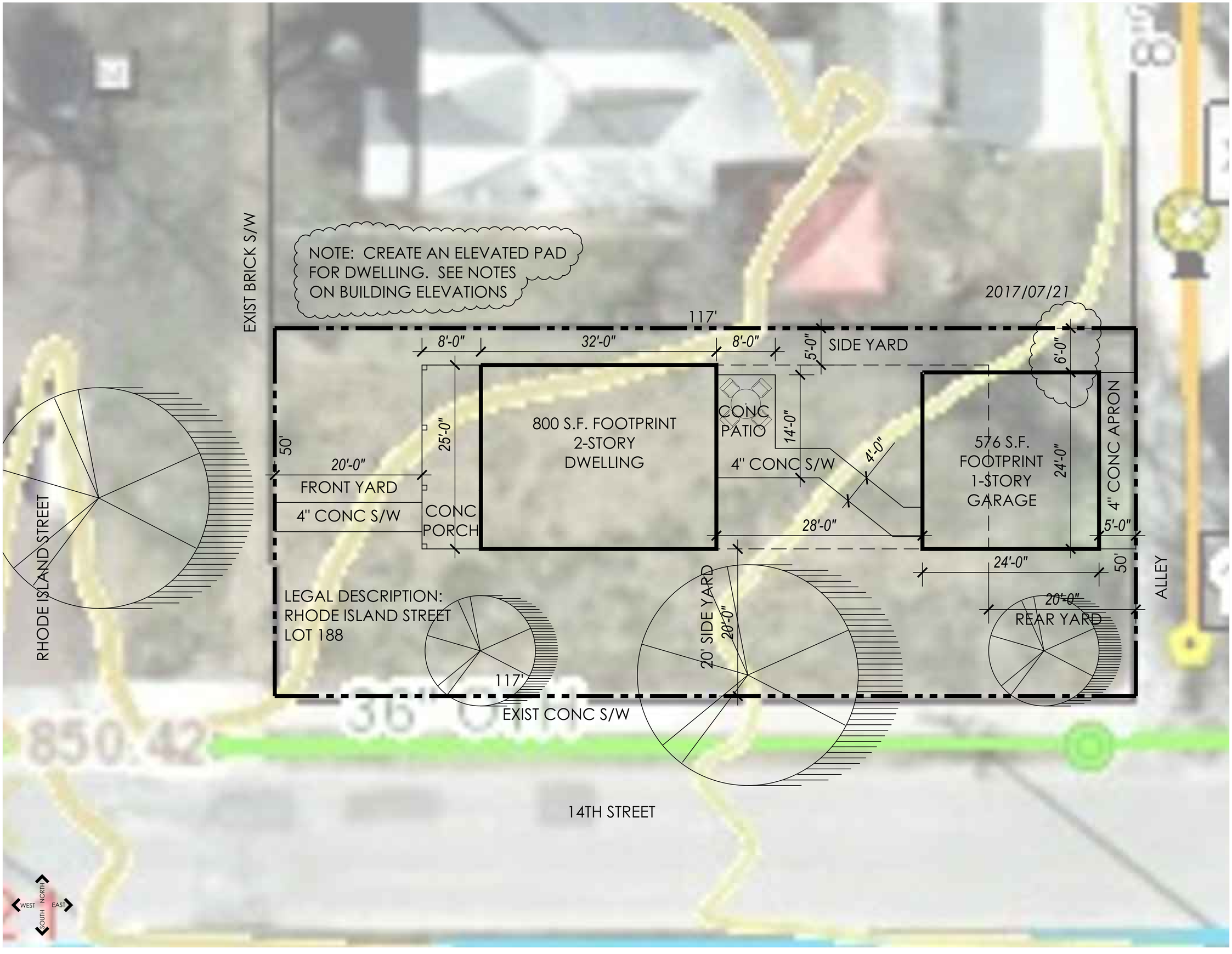
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GARAGE PLAN
DETAILS

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A3.0



1 PLOT PLAN
1/8" = 1'-0"

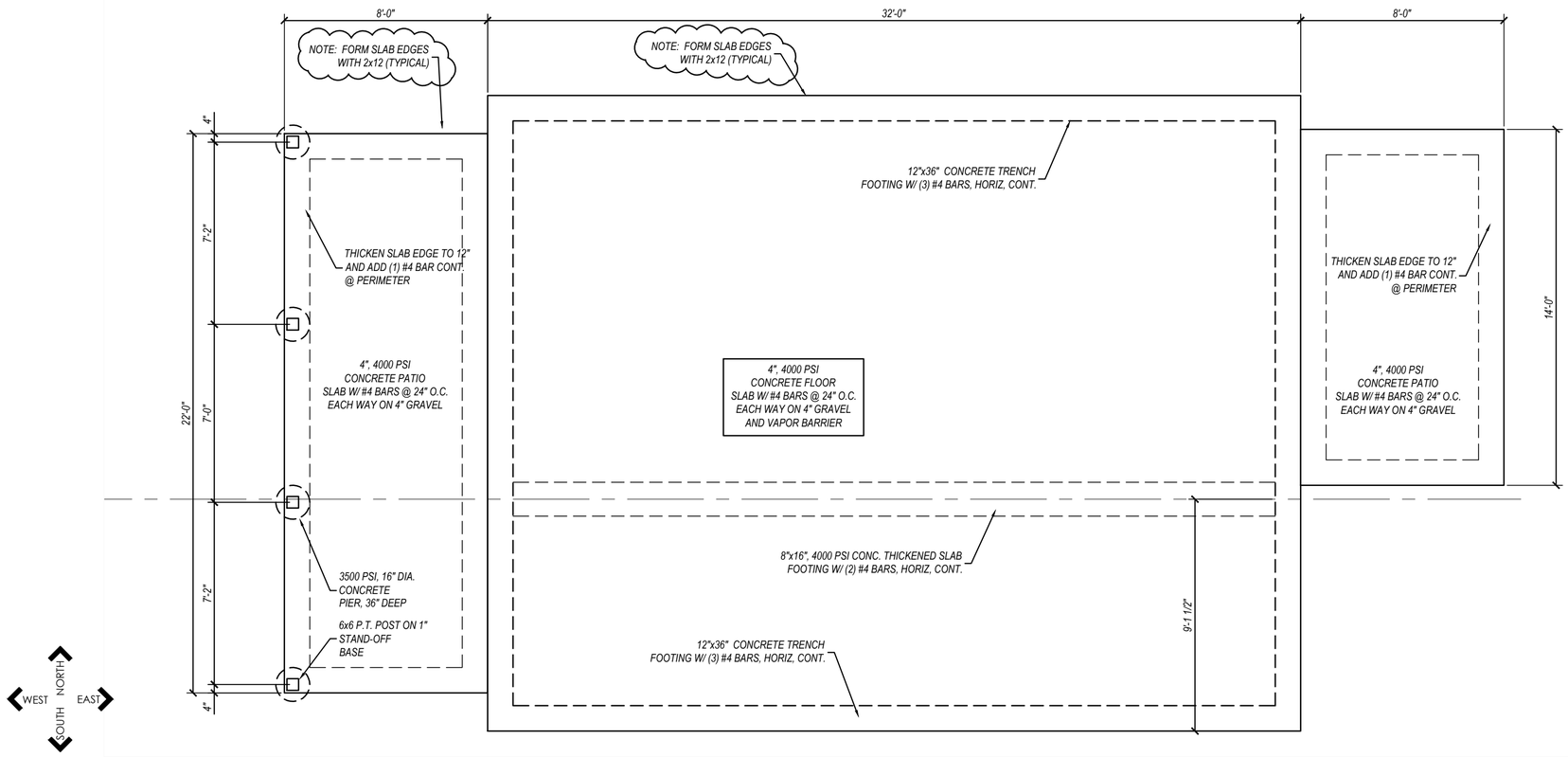
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PLOT PLAN

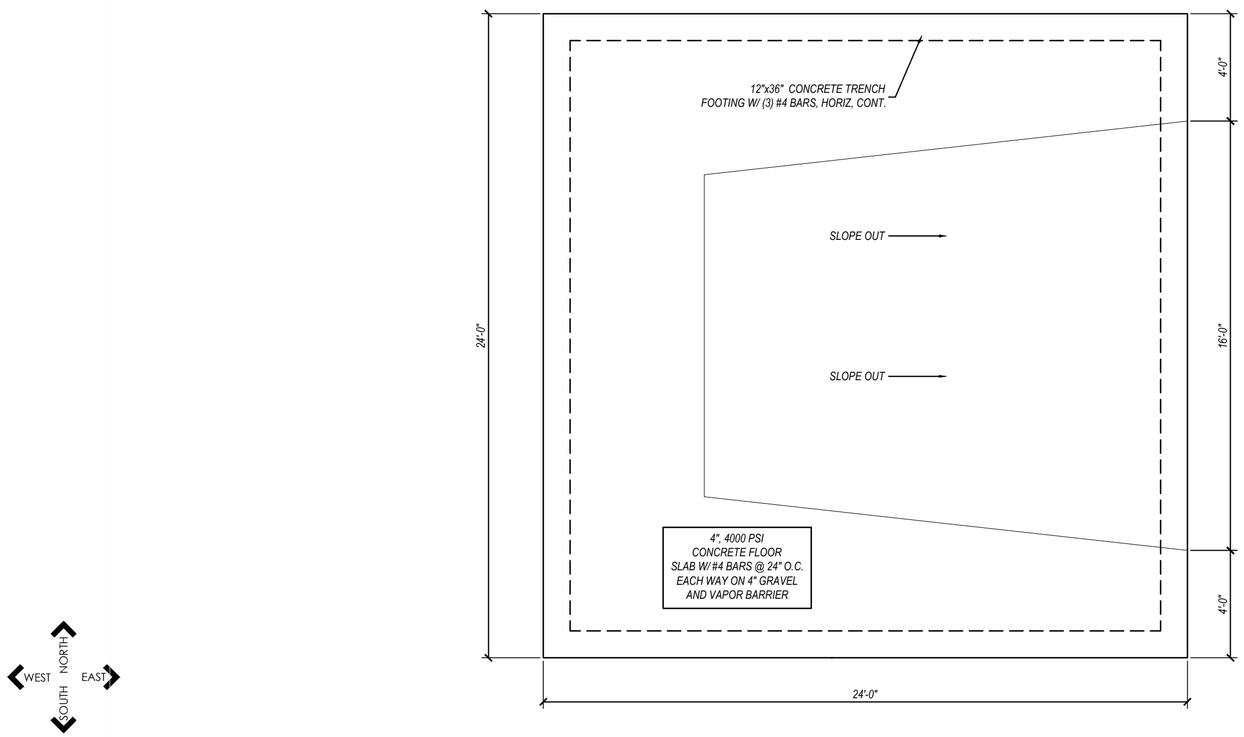
Date: 2017/07/07
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Checked by :
Revisions : 2017/08/01

C1.0



1 FOUNDATION PLAN - HOUSE

1/4" = 1'-0"



1 FOUNDATION PLAN - GARAGE

1/4" = 1'-0"

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FOUNDATION PLANS

Date: 2017/03/30
Drawn by : M.MYERS
Checked by :
Revisions : 2017/08/01

F1.0