



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **JANUARY 17, 2019**
CITY HALL, 6 E 6TH STREET
6:00 PM

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

ITEM NO. 1: COMMUNICATIONS

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

ITEM NO. 2: CONSENT AGENDA

- A. November 15, 2018 and December 20, 2018 Action Summaries
- B. Administrative Approvals
 - 1. DR-18-00515 945 Massachusetts Street; Commercial Remodel; State Law Review
 - 2. DR-18-00584 709 Ohio Street; I/I Permit; State Law Review
 - 3. DR-18-00585 1032 Tennessee Street; Electrical Permit; State Law Review,
 - 4. DR-18-00586 704 Ohio Street; I/I Permit; State Law Review
 - 5. DR-18-00587 628 Louisiana Street; I/I Permit; State Law Review
 - 6. DR-18-00588 2119 Rhode Island Street; Demolition Permit; Certificate of Appropriateness
 - 7. DR-18-00589 724 Connecticut Street; Photovoltaic Permit; Certificate of Appropriateness
 - 8. DR-18-00590 1008 Massachusetts Street; Sign Permit; Downtown Design Guidelines
 - 9. DR-18-00591 1200 Oread Avenue; Commercial Remodel; Certificate of Appropriateness, Oread Neighborhood Design Guidelines
 - 10. DR-18-00595 731 New York Street; Residential Addition & New Accessory Structure; Certificate of Appropriateness
 - 11. DR-18-00596 309 Indiana Street; Electrical Permit; State Law Review
 - 12. DR-18-00597 631 Ohio Street; I/I Permit; State Law Review
 - 13. DR-18-00598 1824 Vermont Street; Residential Remodel; Certificate of Appropriateness

14. DR-18-00600 717 Ohio Street; I/I Permit; State Law Review
15. DR-18-00601 705 Ohio Street; I/I Permit; State Law Review
16. DR-18-00604 802 Avalon Road; Residential Remodel; Certificate of Appropriateness
17. DR-18-00605 1301 Rhode Island Street; I/I Permit; State Law Review
18. DR-18-00606 1026 Tennessee Street; I/I Permit; State Law Review
19. DR-18-00607 1029 Kentucky Street; I/I Permit; State Law Review
20. DR-18-00608 1132 Rhode Island Street; I/I Permit; State Law Review
21. DR-18-00616 601 Louisiana Street; I/I Permit; State Law Review
22. DR-18-00617 945 Rhode Island Street; I/I Permit; State Law Review
23. DR-18-00618 922 Kentucky Street; I/I Permit; State Law Review

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: DR-18-00614 816 Ohio Street; Demolition and New Construction; Certificate of Appropriateness. The property is located in the environs of the Jacob House Residence (805 Ohio Street). Submitted by Dan Hermreck for Cynthia Maude, the property owner of record.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since December 20, 2018.
 1. SUP-18-00611; 1321 New Hampshire Street, Special Use Permit for a Short Term Rental
 2. SUP-18-00625: 630 Indiana Street; Special Use Permit for a Short Term Rental
- B. Review of any demolition permits received since December 20, 2018.
- C. Miscellaneous matters from City staff and Commission members.



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION ACTION SUMMARY FOR **DECEMBER 20, 2018**

Commissioners Present: Buchanan, Evans, Fry, Hernly, Veatch

Staff Present: Dolar, Kobe, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
 - 1. Register of Historic Kansas Places listings
 - (a) Chewning House, 1510 Stratford Road
 - (b) First Methodist Episcopal Church, 946 Vermont Street
 - (c) Johnson Block Historic District
- B. Disclosure of ex-parte communications:
Commissioner Buchanan said she spoke to Tom Harper and advised him to submit a letter, which was ultimately submitted by the Douglas County Historical Society, regarding The Hub project.
- C. Declaration of abstentions for specific agenda items by commissioners:
Commissioner Hernly abstained from Item 4 & Item 5D(1).
- D. There were no Committee Reports.

ITEM NO. 2: CONSENT AGENDA

- A. October Action Summary
- B. Administrative Approvals
 - 1. DR-18-00510 1350 Maple Lane; New Construction of Residential Structure; Certificate of Appropriateness
 - 2. DR-18-00512 13 ½ E 8th Street; Electrical Permit; State Law Review
 - 3. DR-18-00513 1346 Maple Lane; New Construction of Residential Structure; Certificate of Appropriateness
 - 4. DR-18-00514 1420 Crescent Road; Sign Permit; Certificate of Appropriateness
 - 5. DR-18-00520 1348 Maple Lane; New Construction of Residential Structure; Certificate of Appropriateness
 - 6. DR-18-00533 937 Ohio Street; I/I Permit; State Law Review
 - 7. DR-18-00534 745 Ohio Street; I/I Permit; State Law Review
 - 8. DR-18-00548 940 Rhode Island Street; Plumbing Permit; State Law Review
 - 9. DR-18-00558 531 Louisiana Street; Electrical Permit; State Law Review
 - 10. DR-18-00559 1901 Louisiana Street; Commercial Remodel; Certificate of Appropriateness

Commissioner Buchanan asked if Item 2B(4) was reviewed by the Campus Historic Commission.

Ms. Zollner said no, it's on private property.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Veatch, to approve the consent agenda.

Unanimously approved 5-0.

ITEM NO. 3: PUBLIC COMMENT

There was no public comment.

ITEM NO. 4: DR-18-00532 830 E 13th Street; Residential Addition; Certificate of Appropriateness. The property is located in the environs of the John and Mina Madson House, 1208 Delaware Street. Submitted by Patrick Watkins, the property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked if the property is in a historic district.

Ms. Zollner said no.

Commissioner Buchanan asked about the fenestration on the south elevation, and if staff had any concerns aside from the type of windows.

Ms. Zollner said it's on the rear elevation so staff had no concerns.

APPLICANT PRESENTATION

Mr. Patrick Watkins, property owner, explained that they simply don't have enough space and want to expand their family in this home. He explained details of the proposed project.

PUBLIC COMMENT

Ms. KT Walsh said she concurred with the staff report and with the recommendation to refer the project to the Architectural Review Committee (ARC), because little changes can be very meaningful.

COMMISSION DISCUSSION

Commissioner Fry noted that it's a Certificate of Appropriateness review and that the project does not affect the landmark. He felt the project should be approved as submitted.

Commissioner Buchanan explained that altering the fabric and sense of place surrounding the landmark significantly encroaches on, damages, or destroys the landmark.

Commissioner Fry disagreed that any such changes would be "significant".

Commissioner Veatch noted one key process issue, in terms of trying to understand the Certificate of Appropriateness, is the language requiring adherence to the Secretary of the Interior's standards.

They further discussed the language and intent of the Certificate of Appropriateness review.

Commissioner Evans said the staff report doesn't indicate any desired window alternatives, so the applicant should provide alternatives and solutions to the ARC that respond to the staff recommendation.

Commissioner Buchanan said that could help streamline the process

Mr. Watkins agreed, but said he felt strongly about the metal roof and the size of the addition.

Commissioner Buchanan asked if they could design the porch in a way that reflects its vernacular expression.

Mr. Watkins asked her to be more specific because the proposed matches the original porch.

Commissioner Buchanan asked if "Living in East Lawrence" is available to the public.

Ms. Zollner said it's not available online.

Commissioner Buchanan suggested he use that document as a guide.

Commissioner Veatch asked what Commissioner Buchanan felt was "cloaking" the vernacular expression of the porch.

Commissioner Buchanan discussed defining the personal entrance to the porch.

Mr. Watkins noted some challenges with redesigning the front porch. He said it would be helpful to have some specific direction before meeting with the ARC.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to refer the project to the Architectural Review Committee to refine elements of the porch and find alternatives for the proposed metal roof and vinyl windows, and ask the applicant to provide alternatives that address staff comments.

Motion carried 3-1, Fry dissented.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since November 15, 2018.
 1. SUP-18-00564, 944 Kentucky Street, Short Term Rental
 2. SUP-18-00563, 815 Alabama Street, Short Term Rental
 3. SUP-18-00565, 888 New Hampshire Street, Short Term Rental

Commissioner Hernly asked who else reviews the applications.

Ms. Zollner said they are reviewed by staff and the Planning Commission, who make a recommendation to the City Commission.

Commissioner Fry said he did not have any comments.

Commissioner Veatch asked why Item 5A(1) is considered a short-term rental.

Ms. Zollner said she would look at the application to determine whether that was a typo.

Commissioner Buchanan asked about its proximity to Old West Lawrence.

Ms. Zollner said that Special Use Permit application is for a drop-in shelter use, not a short-term rental.

The Commission discussed their purpose in reviewing the application and clarified that the application is made based on a proposed use.

Commissioner Buchanan did not feel the proposed use was a historic use.

The Commission provided no comment.

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

C. Provide comment on Plan 2040 <https://lawrenceks.org/pds/comp-plan/>

Commissioner Evans asked if staff had already reviewed the plan.

Ms. Zollner said she had, and most of it had been carried over from the previous plan.

Commissioner Buchanan asked if there is a condensed version of ordinances and other standards to cross reference within the plan.

Ms. Zollner said no, not with the comprehensive plan process.

Commissioner Buchanan asked how the draft plan will change their current process.

Ms. Zollner said there will be action steps taken by the City, and most of the plan contains aspirations and goals that are shared values within the community and were expressed through the extensive public input process.

Commissioner Buchanan noted that preservation is referred to as a tool to achieve goals but doesn't appear to be a high priority.

Commissioner Veatch read an excerpt from page 65 of Plan 2040, "...maintain historic patterns and styles while accommodating accessory dwelling units in all Lawrence RS zoning districts."

Ms. Zollner explained that accessory dwelling units are historic uses, and in RS5 zoning districts they're appropriate if they fit on the lot and the design is appropriate.

Commissioner Veatch said it is gratifying to see the attention on historic resources.

Commissioner Buchanan said preservation is a tool that can achieve the goals of Plan 2040.

Commissioner Veatch asked if she felt there should be language in other sections that references historic resources.

Commissioner Buchanan felt the historic resources section should be carried throughout the entire document.

Commissioner Veatch suggested they make the following comment: "The Historic Resources Commission sincerely appreciates the section on historic resources and supports all of the specific items listed there, but encourages those involved in this process to strive to integrate historic resources into the achievement of all goals."

Ms. Zollner said comments would be forwarded.

Item 5D(1) & 5D(2) were taken out of order. Commissioner Hernly departed the meeting before 801 Indiana Street was discussed.

- D. Miscellaneous matters from City staff and Commission members.
1. 801 Indiana Street revisions to approved project

Ms. Zollner explained the revisions.

Commissioner Evans said the design is similar to the original.

Ms. Zollner said the added 3 feet exposes more of the gabled peak and the extra section of glazing.

Commissioner Buchanan said it looks like the original design went to the top of the water table, whereas the new one exceeds it. She felt it would help with scale if it was reduced back down to the water table.

Commissioner Evans agreed.

Ms. Zollner noted the previous plan used brick instead of stone.

Commissioner Buchanan said it's compatible but differentiated. She asked if there is any specific stone identified.

Ms. Zollner said they intend to use limestone veneer to match existing.

Commissioner Veatch

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Fry, to approve the additional square footage.

Unanimously approved 4-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to direct staff to request the applicant lower the top height to be in line with the water table and to allow staff to approve the final material selection of the stone.

Unanimously approved 4-0.

Commissioner Fry asked if staff could approve administratively if there's a compelling reason why the stone is higher, for example, if there is baseboard heating.

The Commission agreed that would be acceptable.

2. Letter to Mayor concerning East Lawrence design guidelines

The Commission had no changes to the letter.

Ms. KT Walsh said they're very happy with the letter.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to approve the letter and send it to the Mayor.

Unanimously approved 5-0.

Meeting adjourned 7:33pm.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00515 945 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Commercial Remodel

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00584 709 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00585 1032 Tennessee Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00586 704 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00587 628 Louisiana Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00588 2119 Rhode Island Street; Demolition Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Demolition permit for an accessory structure

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-18-00589 724 Connecticut Street; Photovoltaic Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Photovoltaic Permit

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-18-00590 1008 Massachusetts Street; Sign Permit; Downtown Design Guidelines

B. PROJECT DESCRIPTION

Sign Permit, see below for rendering of proposed sign.



C. STANDARDS FOR REVIEW

Downtown Design Guidelines (Downtown 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 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-18-00591 1200 Oread Avenue; Commercial Remodel; Certificate of Appropriateness and Oread Neighborhood Design Guidelines

B. PROJECT DESCRIPTION

Commercial Remodel

C. STANDARDS FOR REVIEW

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

Oread Neighborhood Design Guidelines (Oread Neighborhood 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 *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-18-00595 731 New York Street; Residential Addition & New Accessory Structure;
Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Addition and New Accessory Structure

The property is located in the environs of the R. W. Sparr House (742 Connecticut Street), Lawrence Register of Historic Places. The environs definition for the Sparr House allows for administrative review of additions less than 20 percent of the footprint of the structure. The proposed addition is 228 square feet and is less than 20 percent of the footprint of the existing structure.

The new accessory structure meets the standards and guidelines in Chapter 22 and the environs definition for the Sparr house and can be approved administratively using the environs definition as a guideline.

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-18-00596 309 Indiana Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00597 631 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00598 1824 Vermont Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Remodel

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-18-00600 717 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00601 705 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00604 802 Avalon Road; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Remodel

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-18-00605 1301 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00606 1026 Tennessee Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00607 1029 Kentucky Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00608 1132 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00616 601 Louisiana Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00617 945 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00618 922 Kentucky Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

Lawrence Historic Resources Commission	Item No. 4
816 Ohio Street	DR-18-00614
Demolition and New Construction	1-17-2019

<p>Applicant Dan Hermreck for Cynthia Maude, the property owner of record.</p> <p>Standards for Review</p> <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of Jacob House Residence (805 Ohio Street) <ul style="list-style-type: none"> ○ Area 2 	<p>Request The applicant proposes to demolish the existing structures located at 816 Ohio Street and construct a new primary structure and a new accessory structure on the site.</p> <p>Reason for Request The property is located in the environs of the Jacob House Residence (805 Ohio Street).</p> <p>Staff Recommendation</p> <p><u>Certificate of Appropriateness</u> In accordance with <i>Chapter 22 of the Code of the City of Lawrence</i>, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.</p> <p>Staff also recommends that the final building materials and any minor alterations to the project that meet the applicable standards and guidelines will be reviewed administratively by the Historic Resources Administrator.</p>
--	--



Project Description

The applicant proposes to demolish the primary and accessory structure located at 816 Ohio Street. New structures are proposed to replace the existing structures.

The proposed new primary structure will be set back 18 feet from the west property line, a minimum of 6 feet from the north property line, a minimum of 7 feet from the south property line, and 34 feet 6 inches from the east property line. The footprint of the proposed structure is approximately 1,700 square feet. The second story will be recessed from the front wall plane and will be approximately 733 square feet. The proposed structure is designed to have a full finished basement with a storage area, family room, bathroom, and a bedroom. Window wells will be located on the north, south, and east sides of the structure. The structure will be clad with fiber cement board lap siding and will have a composition asphalt shingle roof with some areas of standing seam metal. Windows will be aluminum clad wood windows. The exposed foundation will be concrete.

The west (Ohio Street) elevation of the proposed primary structure will have a three quarter width porch with columns on brick piers, a gable roof, and wood railing. A single leaf door, a pair of one over one windows, and a single one over one window will be located on the ground level of this elevation. The roof of the ground floor will be a gable roof. The second floor fenestration will be a pair of single sash two feet by two feet windows located in the gable end of the structure.

The east elevation of the proposed primary structure will have a pair of one over one windows in the gable end. The ground level will have a triple window configuration with one over one windows. A screen porch will be located on the south east corner of the structure. The lower roof over the porch that wraps around the ground floor east elevation to the north elevation will be standing seam metal. The roof on the gable ends will be asphalt shingles.

There is a shed dormer with a pair of one over one windows on the south elevation of the proposed structure. A bay projection is proposed for this elevation. Fenestration on the ground level includes two separated single pane windows, a pair of one over one windows in the bay projection, and a triple one over one window ribbon. The screen porch will be located on the east end of the elevation.

The north elevation will have a pair of one over one windows and two small separated single sash windows on the one story portion of the elevation. A bay projection with a pair of one over one windows and a gable roof will be located on the two story portion of the structure. A one over one window will be located on the ground floor of this two story portion of the elevation. An additional one over one window will be located to the east on the standing seam metal roof portion of the elevation. A small one over one window is also proposed for the upper story on this elevation.

A one bay garage is proposed for the northeast corner of the lot. The 352 square foot garage will be 22 feet from east to west and 16 feet from north to south. The garage will be placed 5 feet from the east property line and 1 foot 6 inches from the north property line. Fenestration includes a single leaf door and a one over one window on the south elevation, a one over one window on the west elevation, and the garage door on the east (alley) elevation. Lap siding to match the proposed primary structure and a gable roof are proposed for this accessory structure.

Project Review

The Douglas County Appraiser's Office lists a 1925 construction date for the existing primary structure. The 1927 Sanborn Fire Insurance Map does not show a structure on this property. According to the Historic Resources Survey completed in 1991, there was a significant increase in property value in 1933. There is no listing for the property in city directories from 1893/94 to 1929/30.

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

In addition to review by Section 22-505, the proposed alterations and new construction should be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) and Section 22-506(c)(3) provide review criteria for new construction. Identified criteria for new construction includes 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. New buildings do not have to duplicate older styles of architecture, but they must be compatible with the architecture of the area in design and materials. Section 22-506.1 shows illustrative design criteria to be used in the review of Certificate of Appropriateness. These criteria include height, massing, scale, directional expression, setback, sense of entry, platform, roof shape, rhythm of openings, and imitations.

The subject property is located in the environs of 805 Ohio Street, the Jacob House Residence. The environs definition for the listed property provides review criteria for new construction. The new construction 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. The environs definition also includes that demolition of properties will 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.

The applicant proposes to demolish the existing structures on the lot and construct a new primary and accessory structure on the lot.

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff recommends rehabilitation to retain structures and their relationship to the environs of the listed properties. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure. Each request for demolition should be reviewed on a case-by-case basis, and the approval of demolition for one property does not create precedence or support the demolition of other structures.

The applicant proposes that the existing primary structure cannot be reasonably rehabilitated because of the condition of the structure. The applicant has provided a structural analysis of the structure and a cost/replacement analysis. Primary considerations for staff are the foundation and the roof structure. It is staff's opinion that the existing foundation cannot be repaired. A new foundation would be required for the rehabilitation of this structure. The house would need to be lifted, a new foundation constructed, and the house lowered to the new foundation. This method has been used successfully for historic properties in Lawrence. The structure of the roof is also a consideration for staff. The existing roof would need to be restructured.

Staff is of the opinion that the existing structure can be rehabilitated. It is rare that staff will recommend demolition of a structure that is not beyond rehabilitation. However, the environs definition approved by the Historic Resources Commission is clear that demolition of structures will be approved if a compatible replacement structure will be constructed on the site.

The proposed new construction is compatible with the environs of the listed property. The proposed structure is compatible with building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size, roof forms, emphasis on horizontal or vertical elements, massing, directional expression, sense of entry, and platform. The majority of the materials are also compatible with the environs of the listed property. The only concern for staff is the use of a standing seam metal roof for a portion of the structure. While metal roofs exist in this area, they are not typical for this architectural style in the area. Historically, some rear additions or porches had metal roofs. The proposed standing seam metal roof will cover extensions of the building to the north and south toward the rear of the structure and will be visible from the public right of way. Staff does not recommend a standing seam metal roof for this portion of the structure.

The existing accessory structure will also be demolished as part of this project. The proposed demolition of this structure was previously approved by the HRC on May 18, 2017 (DR-17-00191).

The proposed accessory structure is compatible with the environs of the listed property. The proposed placement of the structure adjacent to the alley is consistent with the patterns of the environs of the listed property. The proposed materials are compatible with the proposed new primary structure and the environs of the listed property. The size of the proposed structure is consistent with historic accessory structures in the environs, and is smaller than the majority of new construction accessory structures in the area.

Staff is of the opinion that the project, as proposed and with the exception of the standing seam metal roof, meets the intent of Chapter 22 and the environs definition for the Jacob House Residence.

STANDARDS FOR REVIEW

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

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
- 3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
- 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;*
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;*

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Environs for the Jacob House Residence

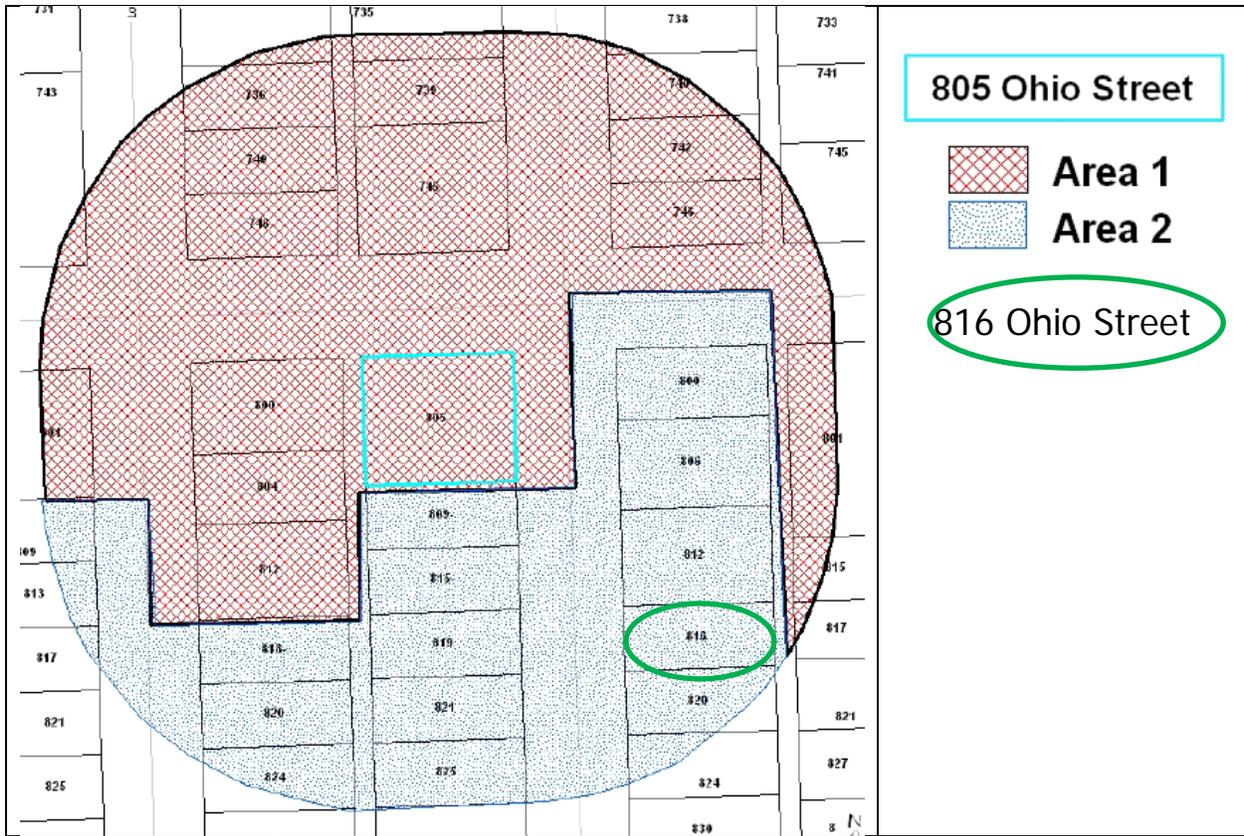
The environs for the Jacob House Residence (805 Ohio Street) are divided into two areas. The proposed project is located in Area 2.

Area 2: This area still maintains the residential character that is important to the environs of 805 Ohio Street and many of the properties in this area have a direct "line-of-sight" to 805 Ohio 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.

All projects except demolition, new construction and building additions greater than 20% of the existing footprint of the structure will be approved administratively by the Historic Resources Administrator if they 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.

Demolition, new construction and building additions greater than 20% of the existing footprint of the structure 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.





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 816 OHIO ST.
Legal Description (may be attached) LOT 98 OHIO STREET, ORIGINAL CITY OF LAWRENCE

OWNER INFORMATION

Name(s) CINDY MAUDE (CYNTHIA) UNDER CONTRACT
Contact _____ WILL TAKE POSSESSION
Address 820 OHIO ST. 12/20/2018
City LAWRENCE State KS ZIP 66044
Phone (____) _____ Fax (____) _____
E-mail cindy/maude@gmail.com Cell Phone 785 550-5438

APPLICANT/AGENT INFORMATION

Contact DAN HERMRECK
Company _____
Address 1025 ROBBERS PL.
City LAWRENCE State KS ZIP 66049
Phone (____) _____ Fax (____) _____
E-mail danarch73@hotmail.com Cell Phone 785 979-2309

Existing Zoning <u>RS5</u>	Existing Land Use <u>RESIDENTIAL</u>	Proposed Land Use <u>RESIDENTIAL</u>	# of Buildings <u>2</u>
Total site area <u>5850 SF</u>	Existing Building Footprint <u>1368 SF</u>	Proposed Building Footprint <u>2278 SF</u>	Open Space Area <u>3572 SF</u>
Existing Pavement Coverage <u>210 SF</u>	Proposed Pavement Coverage <u>134 SF</u>		

Are you also submitting any of the following applications?

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> State or Federal Tax Credit Application	Other (specify)	

**Property
Address:**

816 0410 ST

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

SEE ATTACHED

**Reason for Request:
(Attach additional sheets if necessary)**

SEE ATTACHED

Property address: 816 Ohio St.

Detailed Description of Proposed Project:

This project entails the removal of the existing house and garage, and replacing them with new structures.

The proposed house will consist of:

1894 sf on the main level: (1542 sf interior living space, 152 sf open front porch, 200 sf screened porch).

733 sf on the second level: (2 bedrooms, bath, common area).

1578 sf basement: (unfinished at this point).

Garage: 16' x 20'

(sf calculated to outside walls)

Materials:

Roofing:	composition and standing seam metal
Siding:	wood or hardiboard lap siding (6" exposure)
Trim:	wood
Front porch supports:	brick bases and wood columns
Front porch floor:	wood
Front porch rail:	wood
Doors and windows:	clad wood
Deck:	wood
Exposed foundation:	concrete

Property Address: 816 Ohio St.

Reason for Request:

Originally the owner (as of December 20, 2018) wished to rehab the existing house and enlarge it with an addition to the east. As we started that design process it became evident that the existing structure needed more work than initially anticipated.

Foundation

There is major settlement at the NW corner of the house, the concrete and concrete block basement walls have separated and are bowing inward. At some point concrete buttresses were added in the basement to remedy this, but the bowed walls were not straightened prior to constructing the buttresses thus making repairs on the existing walls next to impossible (ref. photos). Due to the settling the existing concrete floors exhibit major cracking as well.

Exterior

Metal siding has been applied to every square inch of the exterior (with exception of exposed wood brackets, some of which are rotting). The wood lap siding under the metal at the location where it is visible appears to be in poor condition (ref. photo-Detail 3). At best it would be repairable but costly lead paint remediation would be required.

Structure

Floor and wall framing appear just adequate: additional columns and beams have been added in the basement to provide supplemental support. (ref. photos)

Roof framing consists of 2 x 4 rafters @ 24" o.c. with collar ties at 48" o.c. As indicated in the inspection report, the roof is sagging and will require considerable work to bring up to code. (ref. photos)

Front porch has settled to the west.

Most wall surfaces are covered with wood paneling over failing plaster.

Insulation

As existing exterior frame walls are 2 x 4, furring would be required to attain R-19 insulation per code. (ref. photos)

Garage

The brick and block foundation is badly deteriorating, concrete floor is cracking, framing is failing (garage is leaning to the south). A previous garage replacement plan was approved by the HRC (unknown date), though never built. (ref. photos)

It became clear that this project would entail replacing much more of the physical structure of the house than would be repaired/saved.

At this point Kenn Peters from **Kenneth A. Peters, Builder, Inc.** gave us estimates (attached):

1. to rehab the existing structure
2. To demo existing and rebuild new

Both estimates are based on 1950 sf (main level at 1040 sf, basement at 810 sf, front porch at 100 sf).

Hence, we are requesting to demo the existing house and garage, and to replace them with new construction.

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

Contact DAN HERMELICH
Company _____
Address 1025 ROBERS PL
City LAWRENCE State KS ZIP 66049
Phone (____) _____ Fax (____) _____
E-mail danarch73@hotmail.com Cell (785) 979-2309

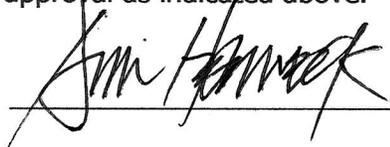
REQUIRED ATTACHMENTS:

- 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 12/13/2018

_____ 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 Cynthia Maude hereby referred to as the "Undersigned", being of lawful age, do hereby on this 13th day of December 20 18 make the following statements to wit:

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

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

2. I/We the undersigned, have previously authorized and hereby authorize 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 816 Ohio 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 or 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.

Cynthia Maude

Owner

Owner

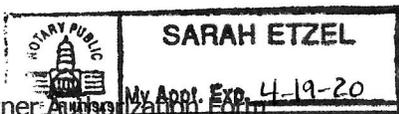
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 13th day of December, 20 18,

by Sarah Etzel / Cynthia Maude.

My Commission Expires: 4-19-20

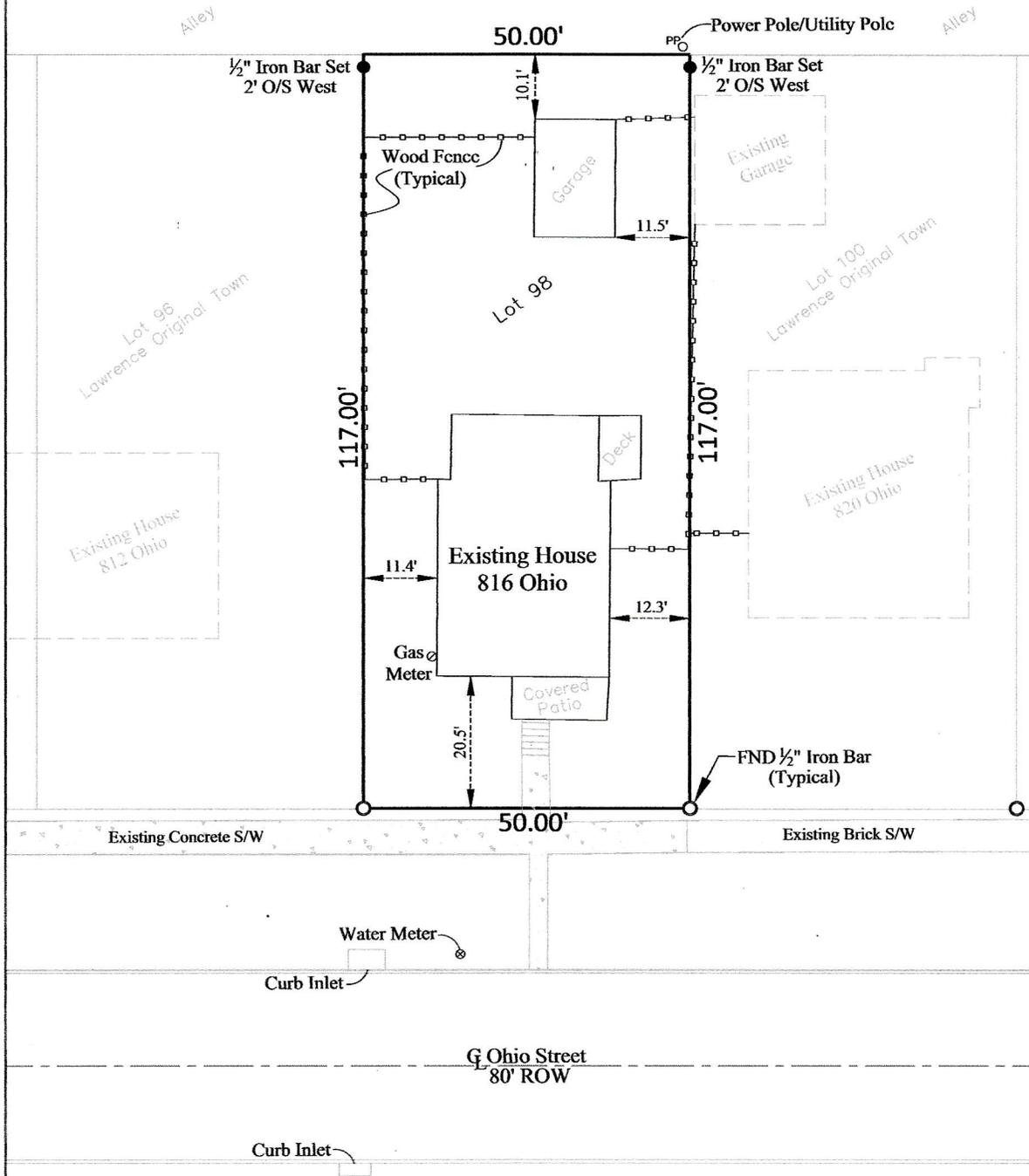
Sarah Etzel
Notary Public



CERTIFICATE OF SURVEY

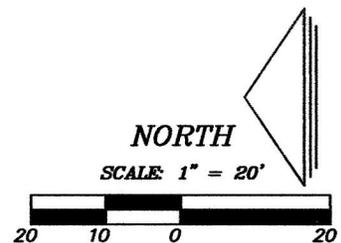
LEGAL DESCRIPTION

Lot 98 Ohio Street, Original City of Lawrence,
Douglas County, Kansas.



CERTIFICATION

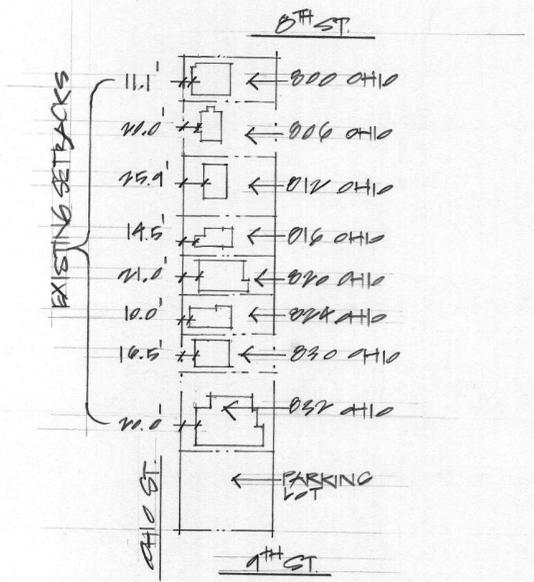
I hereby certify that a field survey of the hereon described property was performed under my direct supervision and was completed in the field on January 20, 2017, and that the information shown hereon is true and correct to the best of my knowledge and belief.



GREEN ENGINEERING, LLC

1325 S. FOUNTAIN DR. PO BOX 221 OLATHE, KS 66051
PHONE: (913) 782-4040 FAX: (913) 782-0482

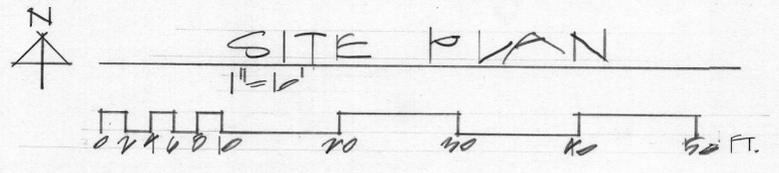
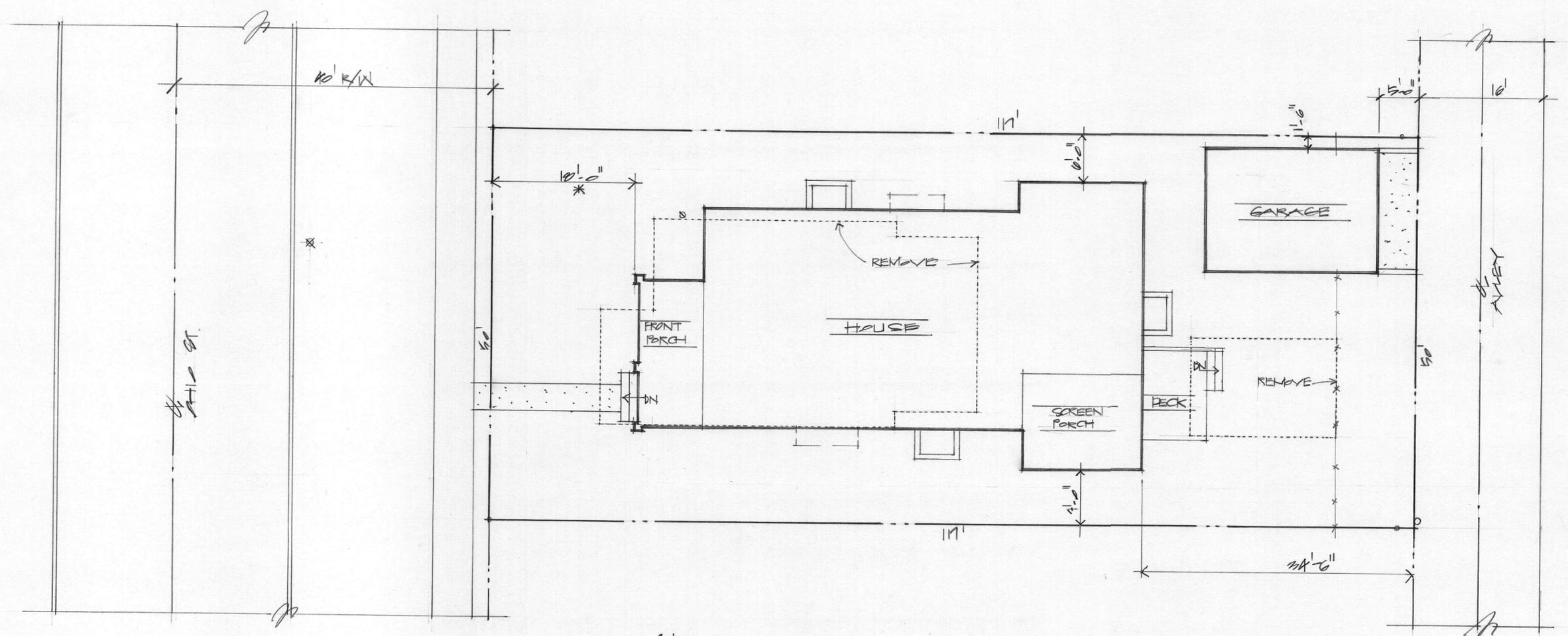
DATE: 01-23-2017
PROJECT: 170101
REQUEST: Kassie Nieters



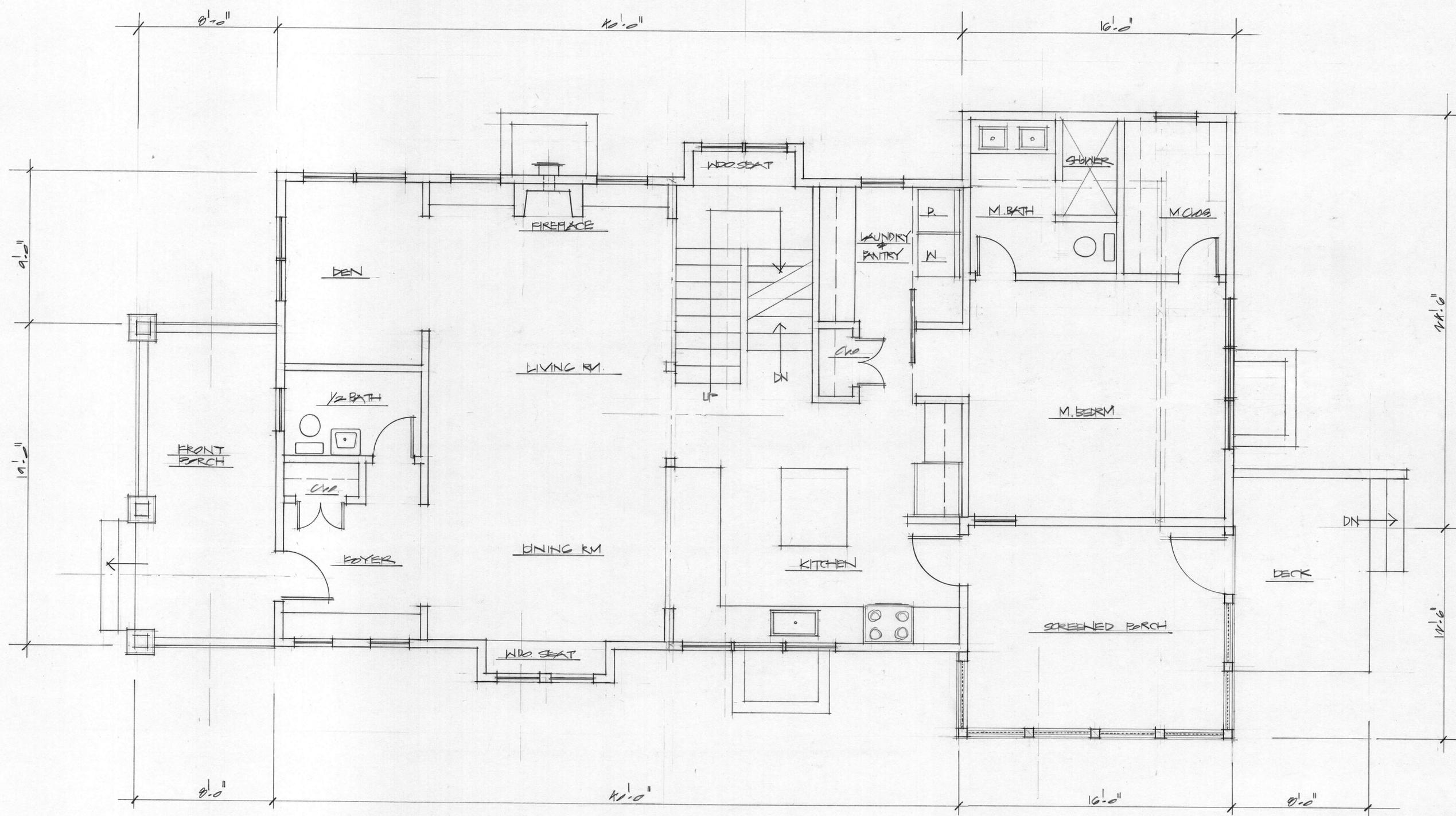
$139.6 \div 9 = 15.51$ AVERAGE SETBACK

* FRONT YARD SETBACK AVERAGING
N.T.S. (EAST SIDE 800 BLOCK of CH10 ST.)

ZONING - R5B
LEGAL DESC. - LT 90 CH10 ST.

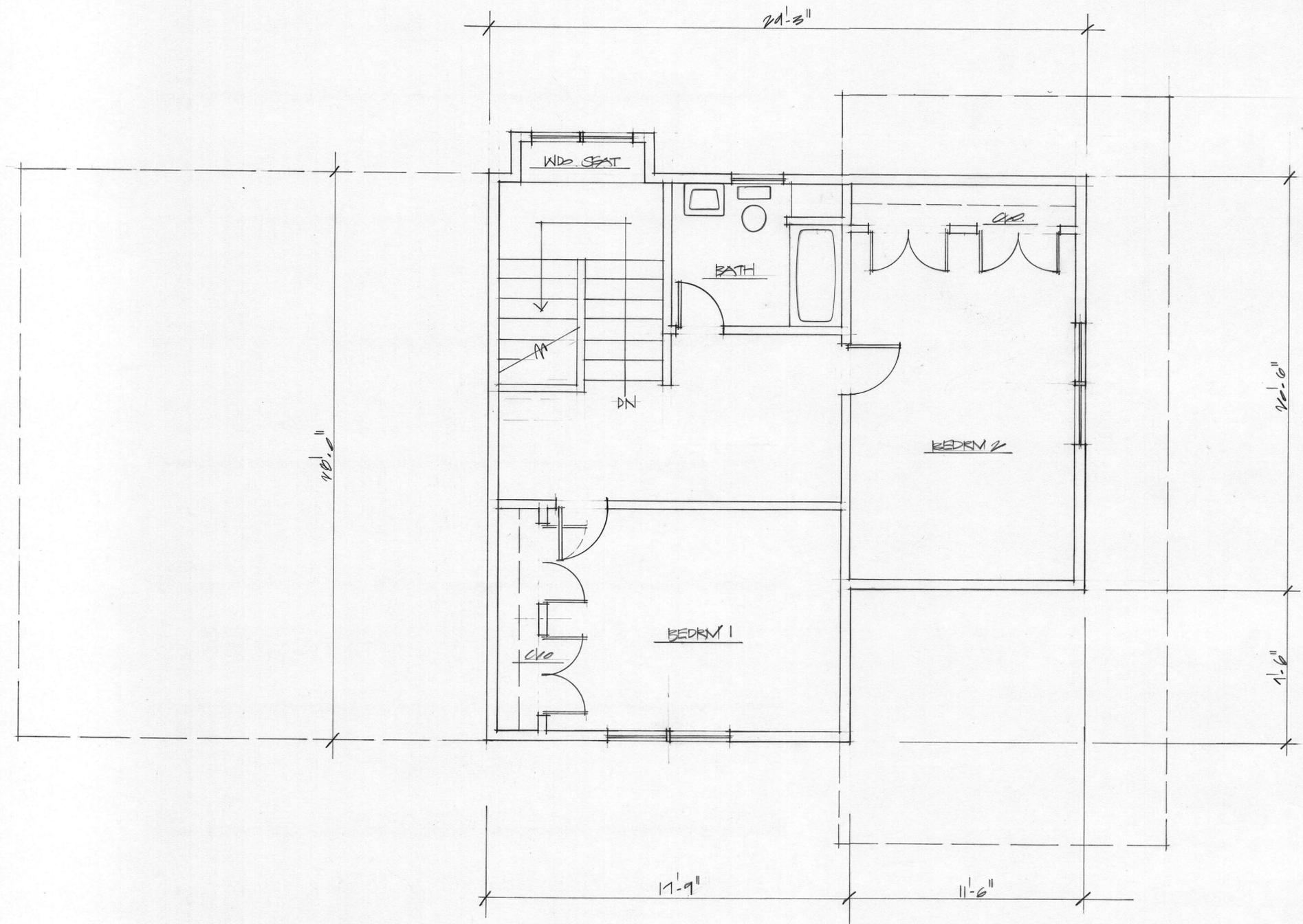


816 CH10 ST



N
 FIRST FLOOR PLAN
 1/4" = 1'-0"
 0 1 2 3 4 5 10 15 FT

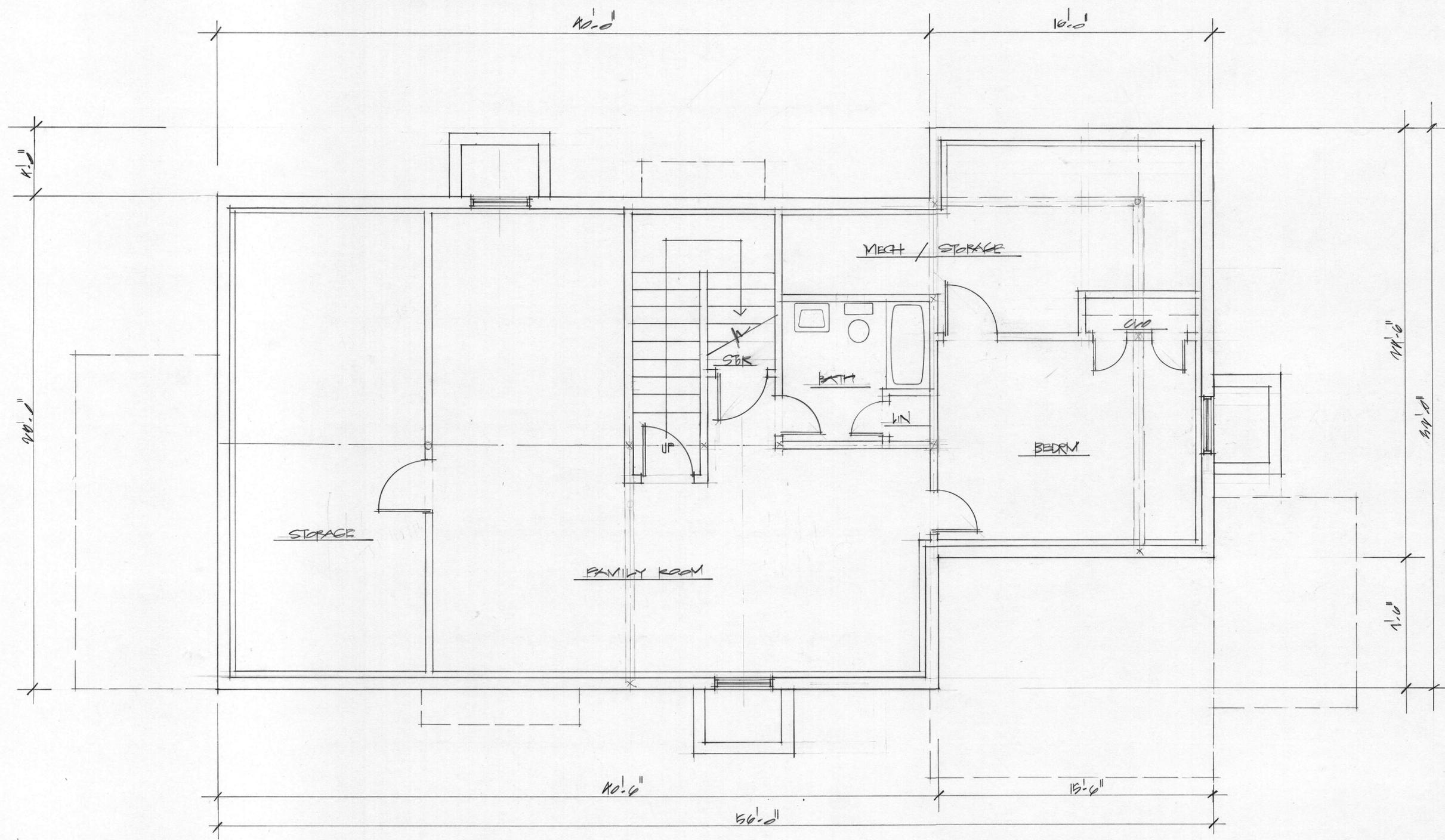
816 410 ST.



SECOND FLOOR PLAN

1/8" = 1'-0"
 0 1' 1' 2' 3' 4' 5' 10' 15 FT.

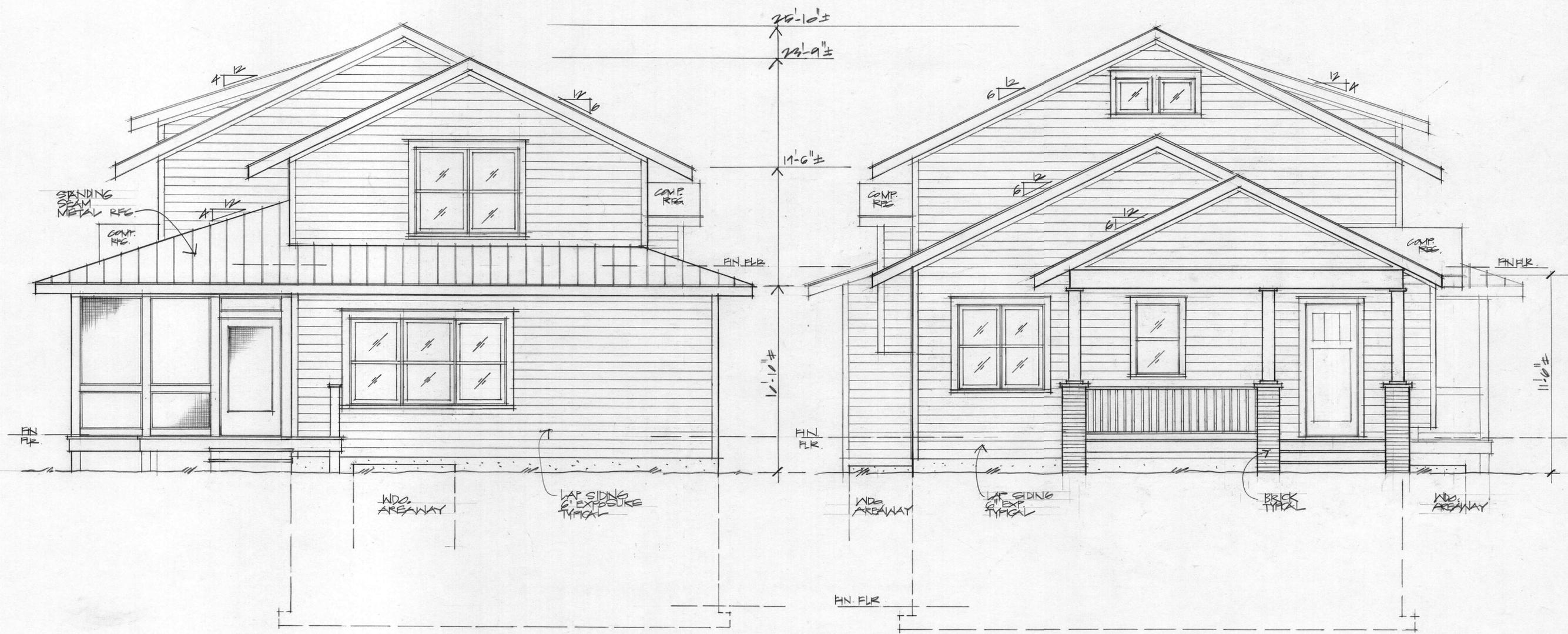
816 OHIO ST.



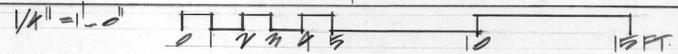
BASEMENT PLAN

1/4" = 1'-0" 0 1 2 3 4 5 10 15 FT.

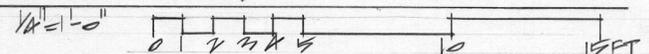
016 916 ST.



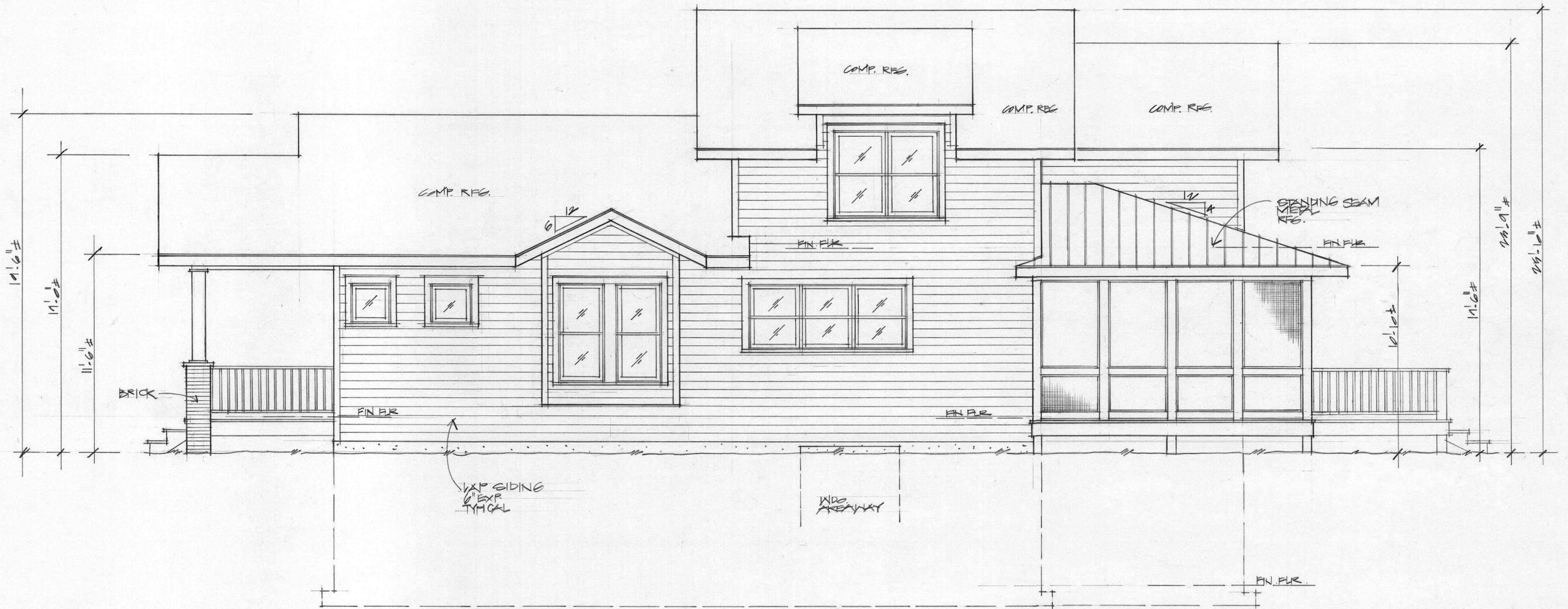
EAST ELEVATION



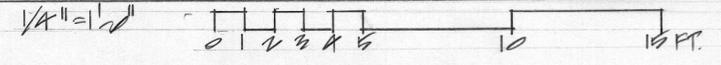
WEST ELEVATION



016 AHO ST.

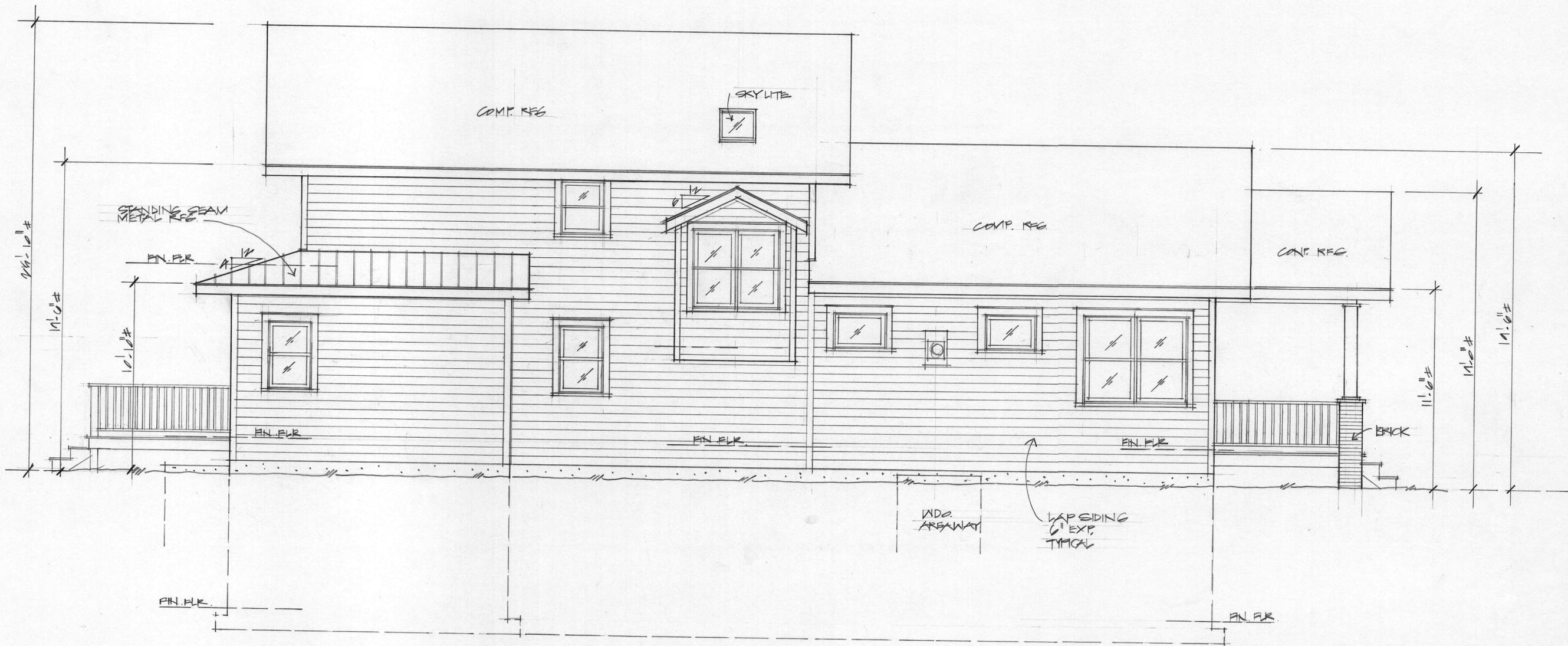


SOUTH ELEVATION



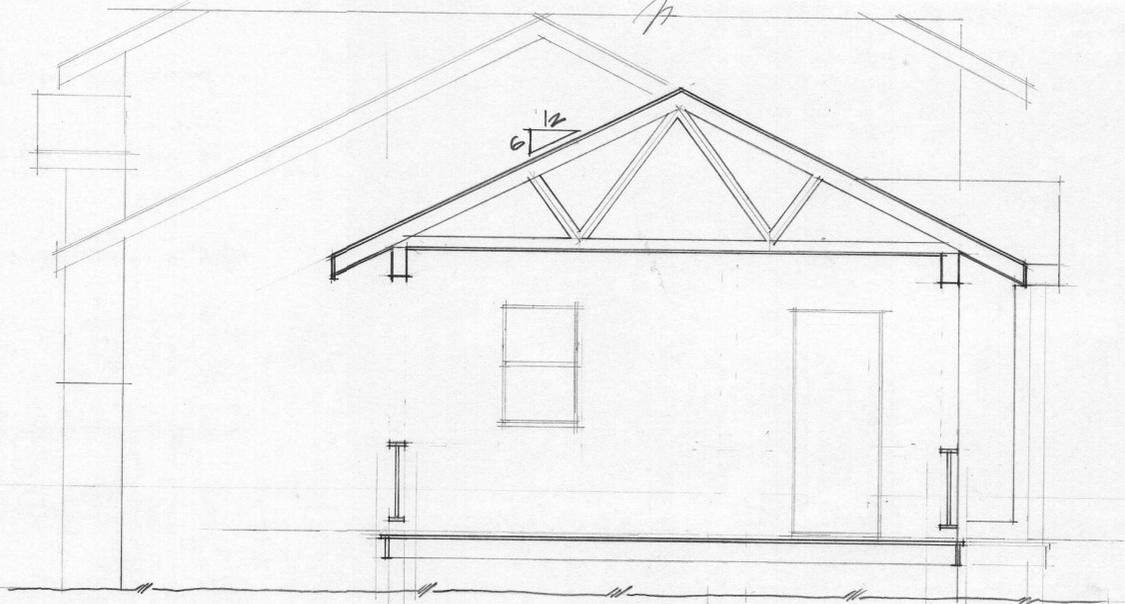
916 410 ST.





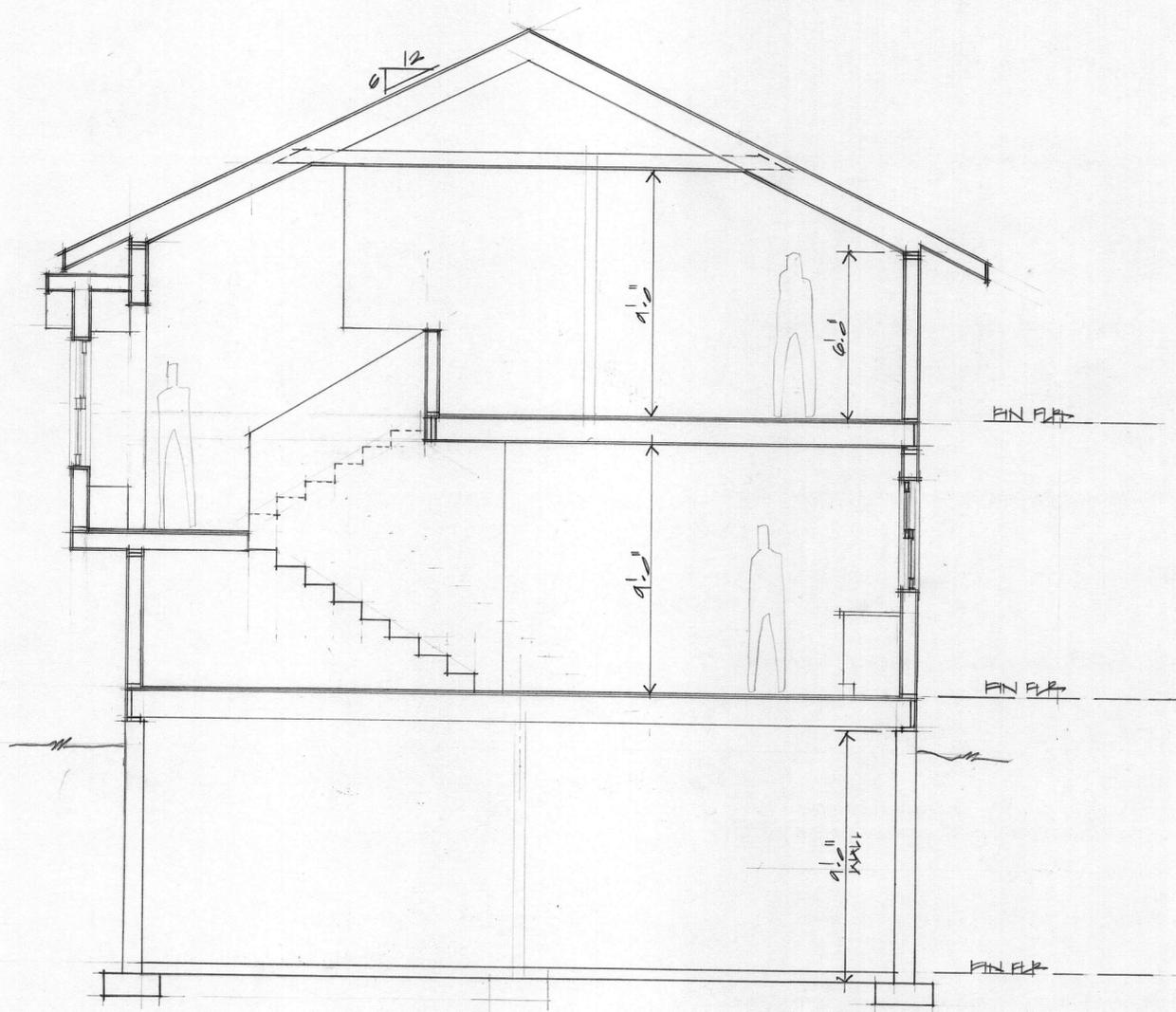
NORTH ELEVATION
 1/4" = 1'-0"
 0 1 2 3 4 5 10 15 FT.

816 OHIO ST.

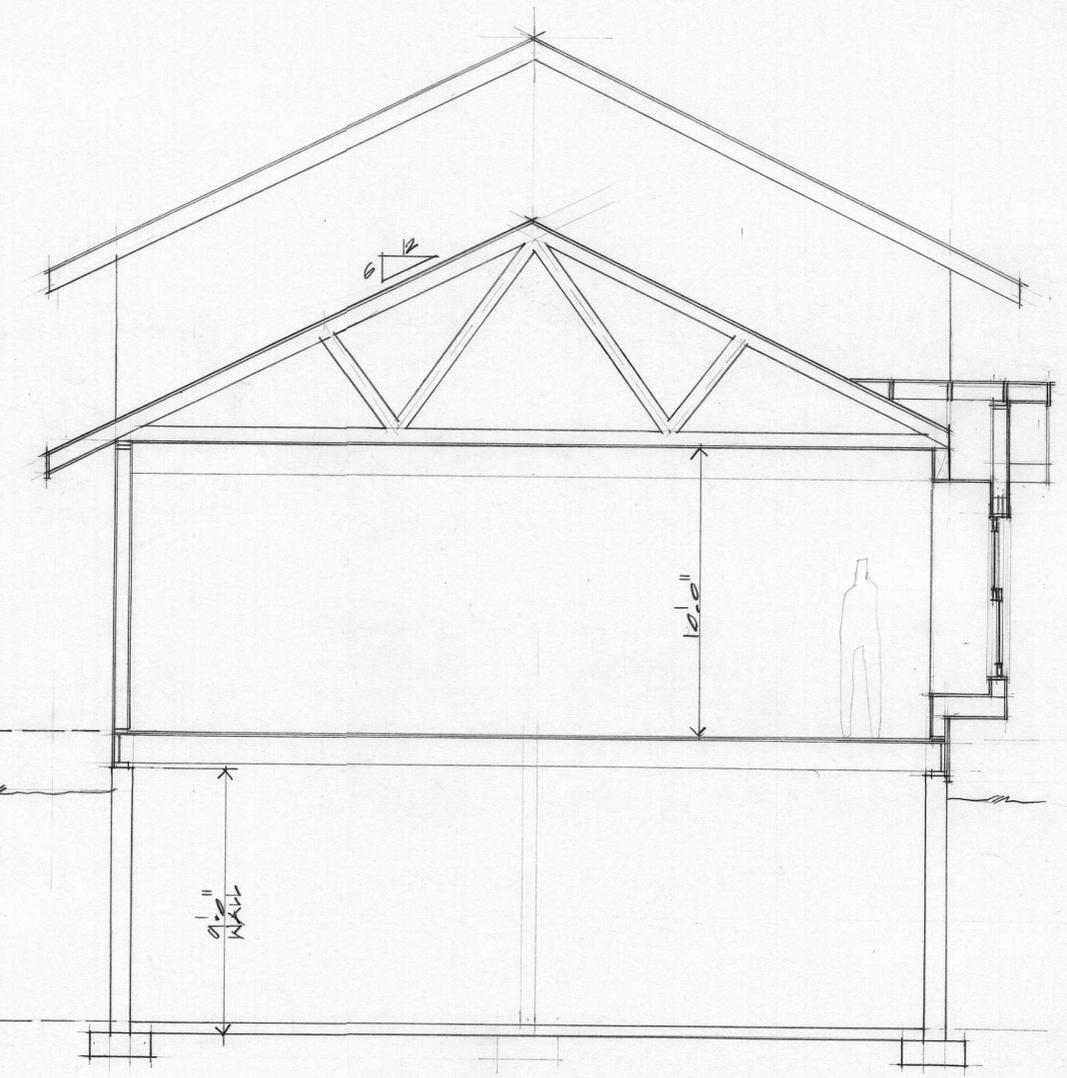


M12
26

SECTION (© FRONT PORCH)
1/4" = 1'-0"
0 1 2 3 4 5 10 15 FT

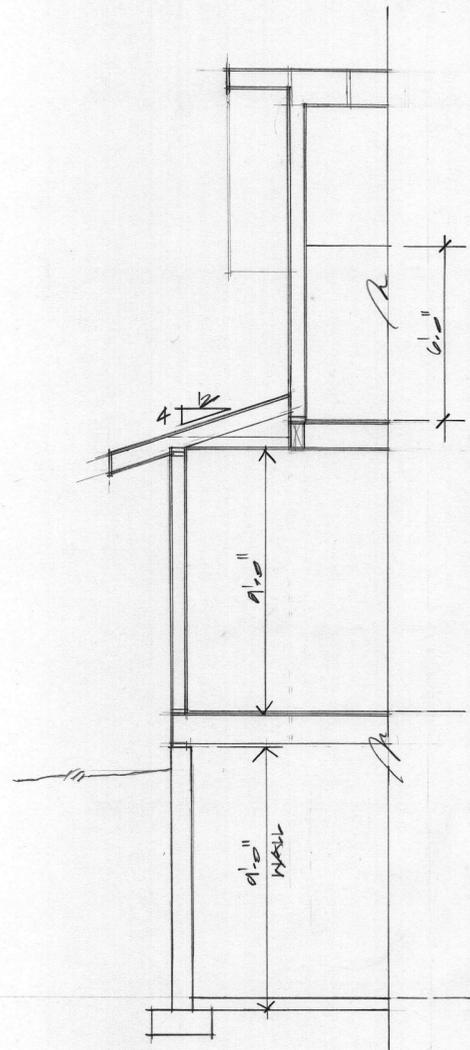


SECTION (© STAIR/KITCHEN)
1/4" = 1'-0"
0 1 2 3 4 5 10 15 FT

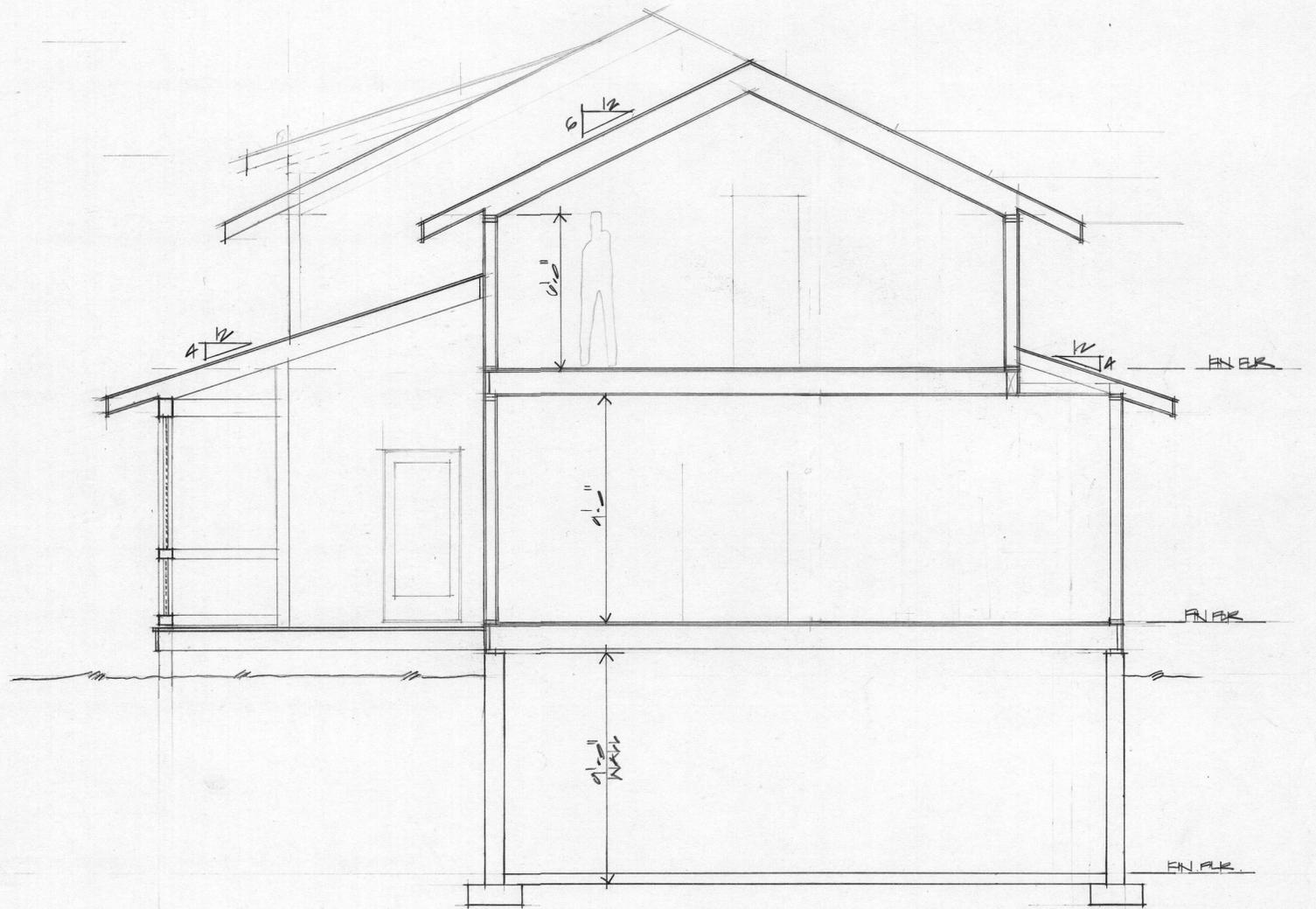


SECTION (© LIVING RM.)
1/4" = 1'-0"
0 1 2 3 4 5 10 15 FT

816 OHIO ST.

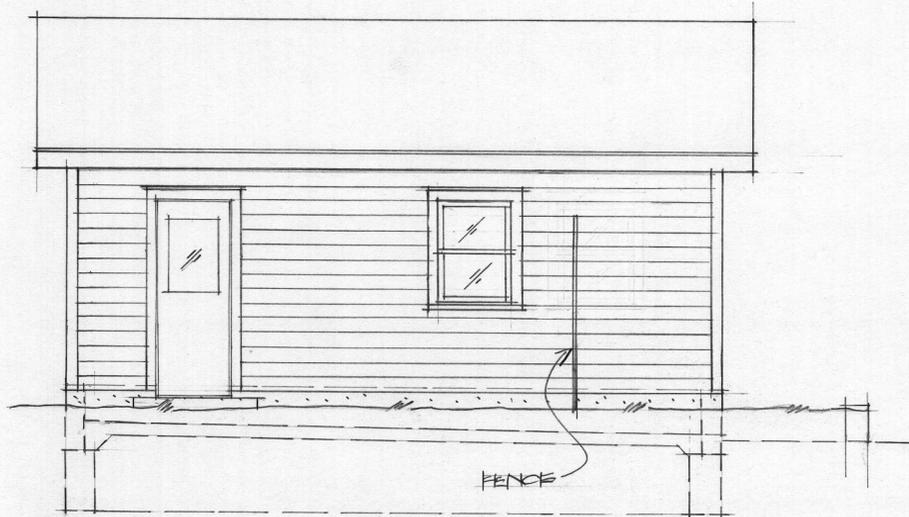


WALL SECTION
 1/4" = 1'-0" (R. MASTER SUITE)

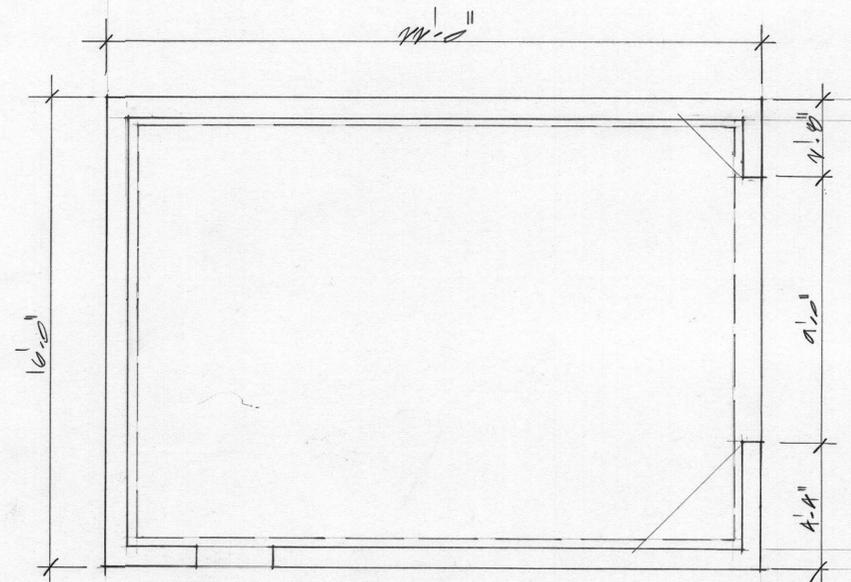


SECTION (o SCREEN PORCH/M. SUITE)
 1/4" = 1'-0" 0 1 2 3 4 5 10 15 FT.

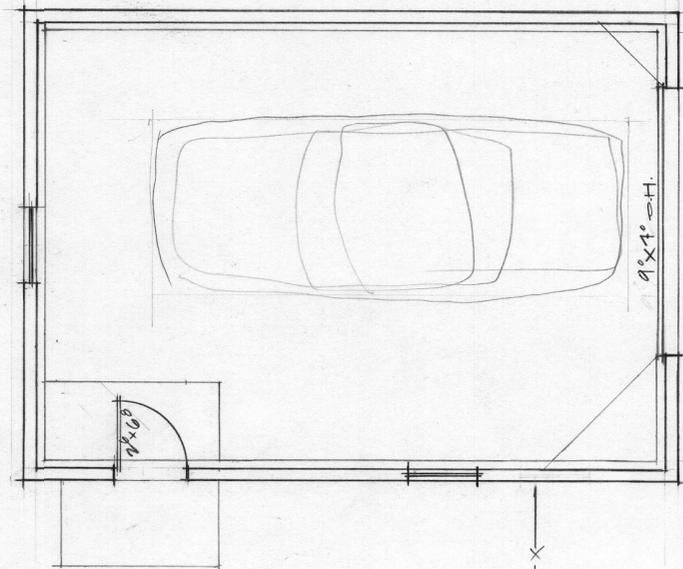
816 OHIO ST.



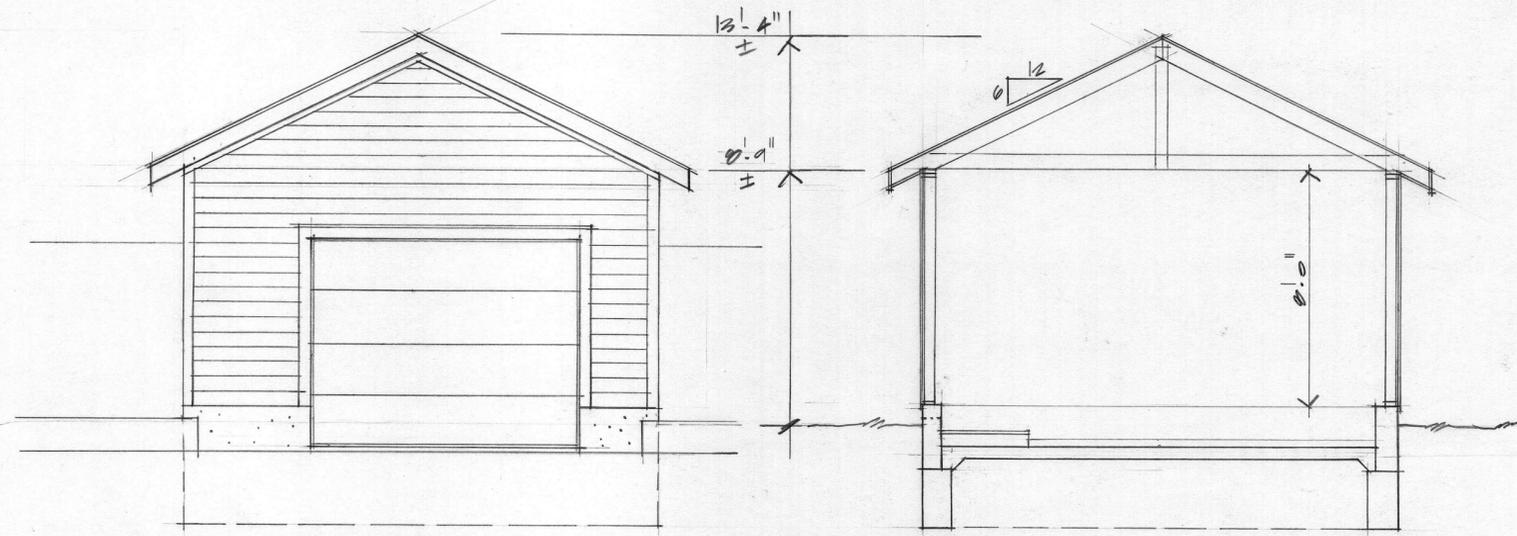
SOUTH ELEVATION
 1/4" = 1'-0" (NORTH ELEV. SIMILAR)



CONCRETE PLAN
 1/4" = 1'-0"



PLAN
 1/4" = 1'-0"



EAST ELEVATION
 1/4" = 1'-0" (WEST ELEV. SIMILAR)

SECTION
 1/4" = 1'-0"



GARAGE

816 CHIO ST

816 Ohio St. Existing Structure(s) Assessment

EXTERIOR

<u>Roof:</u>	Composition shingles, adequate condition, flashing and mortar issues at chimney. Front porch settlement translated to roof line.
<u>Siding:</u>	Completely covered with painted metal lap siding and trim. Paint flaking. Wood siding beneath is in fair to poor condition where visible.
<u>Trim:</u>	Completely covered with painted metal trim with the exception of painted wood brackets-rotted in poor condition.
<u>Windows/doors:</u>	Painted wood with aluminum storm windows/doors.
<u>Front Porch:</u>	Wood frame with screens, wood floor framing, 1 x 4 t&g flooring. Metal lap siding and metal trim throughout. Fair to poor condition.
<u>Deck:</u>	Poor condition.
<u>Garage:</u>	Foundation (caving in) and framing in poor condition.
<u>Fencing:</u>	Fair condition.

INTERIOR

Attic:

House: *2 x 4 rafters @ 24" o.c. with 1 x 6 collar ties @ 48" o.c.
*Approx. 10" of blown in insulation.

Front Porch: *Not accessible.
*Front porch has settled on the west side, gable roof is sloping to the west beginning at the line of the house.

First Floor: All 2 x 4 framing. Unknown exterior wall insulation.

Living room: *Walls and ceiling: Painted plaster. Fair condition.
*Floors: Wood. Good condition.
*Trim, doors, wdos: Painted.

Study : *Walls: Painted wood paneling over plaster.
*Ceiling: Painted plaster. Fair condition.
*Floors: Wood: Good condition.
*Trim, doors, wdos: Painted.

Bedroom(s): *Walls: Painted wood paneling over plaster.
*Ceiling: Painted plaster. Fair condition.
*Floors: Wood: Good condition.
*Trim, doors, wdos: Painted.

Bathroom: *Walls: Painted drywall, tile. Good condition.
*Ceiling: Painted drywall. Good condition.
*Floors: Wood: Good condition.
*Trim, doors, wdos: Painted.
*Fixtures: Newer. Good condition.

1040 sf main level (810 sf original structure + 230 sf addition) (all sf calculated to outside dims.)

810 sf basement

100 sf front porch

72 sf wood deck

228 sf garage

Options:

1. Tear everything down and build new

OR

2. Remove garage

Remove existing deck

Remove all existing plaster, drywall, paneling.

Remove existing front porch

Lift and support house, remove and replace all concrete footings, basement walls and floor, and structural frame interior basement walls/beams with new. ?possible to save/reuse addition foundation? chimney?

Remove all aluminum siding/trim.

Assess wood lap siding, trim, etc. Repair or replace.

Replace/replace visible rotten wood (brackets).

Repair/replace interior and exterior wall framing as required.

(need 2 x 6 exterior walls to attain R-19 insulation requirement)

Roof framing: Existing 2 x 4 rafters need to be sistered or shored with new beams/strongbacks, etc.

(need to be able to attain R-49 ceiling insulation requirement).

New concrete footing, basement walls, basement floor. New footings at deck and porch.

Repair and/or replace interior basement and main level structural framing

New stair

New roof structure and roofing

New exterior wall framing (2 x 6) or fur out existing framing to 5 ½". New sill plates

Repair or New front porch

New deck

Repair/replace windows, doors, trim as required. New storm windows, storm doors

New siding? (and sheathing?)

New drywall throughout

New paint interior and exterior

New insulation

New plumbing

New electrical

New mechanical

Re-finish wood floors

New garage

New walks

816 Ohio St.

(main level-1040 sf, basement-810 sf, front porch-100 sf = 1950 sf)

Based on estimates by Kenn Peters, Kenneth A. Peters, Builder, Inc.

Summary

Rehab

Total (see details)	357,500
Contractor fee	35,750
	<hr/>
	\$393,250

Design, drawings	5,000
	<hr/>
	\$398,250

Garage	25,000
	<hr/>
	\$423,250

New Construction

Demolish house and garage	30,000
new: 1950 sf @ \$175/sf	341,250
	<hr/>
(includes contr. fee)	\$371,250

Design, drawings	10,000
	<hr/>
	\$381,250

Garage	25,000
	<hr/>
	\$406,250

(refer attached breakdowns)

Rehab Existing House (main level-1040 sf, basement-810 sf, front porch-100 sf = 1950 sf)

816 Ohio St.

Based on estimates by Kenn Peters, **Kenneth A. Peters, Builder, Inc.**

Prep for work. Remove deck, remove front porch?, remove kitchen addition?, remove chimney? Remove garage.	
Lift, cradle, remove all existing concrete and block foundation walls, basement walls, floors and footings.	
Excavate, form, pour all new footings, foundation, basement walls and floors.	
Repair bottom plate framing, new structural framing, re-set house on new concrete. Re-build chimney?	
Repair?/rebuild? front porch	145,000 +/-
Gut interior	15,000
Remove steel siding, repair?/replace? wood siding, new exterior paint	22,000 +/-
Lead paint abatement if repairing siding	6,000
Furr exterior walls to attain R19 insulation.	
Repair under-structured roof framing.	5,000
New roof	3,000
Protect, patch, re-finish exist floors	5,000
New kitchen flooring	3,500
New plumbing	15,000
New electrical	15,000
New mechanical	20,000
Window repair (17)	4,000
Insulation	12,000
New drywall	25,000
Interior paint	20,000
Interior trim work	22,500
New millwork	6,500
New storm windows	4,000
Dumpster costs	3,000
New deck	4,000
Building permit	2,000
	<hr/>
	357,500
Contractor fee	<hr/> 35,750
	\$393,250
Design/Drawings fee	<hr/> 5,000
	\$398,250
<u>Garage (new) 228 sf</u>	<hr/> 25,000
	\$423,250

Build New (main level-1040 sf, basement-810 sf, front porch-100 sf = 1950 sf)

816 Ohio St.

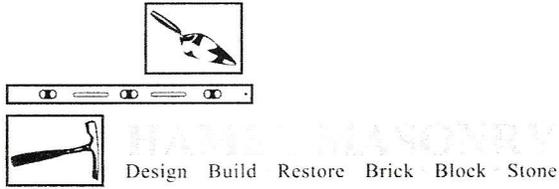
Based on estimates by Kenn Peters, **Kenneth A. Peters, Builder, Inc.**

Demolition: house and garage 30,000

1950 sf @ \$175/sf = 341,250 (includes building permit, contractor fee)
\$371,250

Design/Drawings fee 10,000
\$381,250

Garage 228 sf 25,000
\$406,250



Nov. 21, 2018

To:

816 Ohio St.
Lawrence, Ks., 66044

The chimney at 816 Ohio, Lawrence, Ks. is sound and true. The mortar has a small amount of wear and at some point might need to be addressed. Any evidence of moisture in the house is most likely due to a "perfect storm" of volume of moisture, wind direction, and intensity. I would limit any mitigation of potential water problems to sealing the chimney with a proprietary masonry sealer. (costing in the range of \$200).

Repairs to mortar would require a considerable amount more labor plus it would require a 45 day span between repairs and then sealing the chimney. (costing in the range of \$1200).

Thanks for the opportunity.
Dick Hamels

Clouse Inspection Services
Clouse Inspection Services, 1512 Burning Tree Ct.
Lawrence, Kansas 66047



816 Ohio, Lawrence, Ks

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	4
Air Conditioning	5
Roof	6
Attic	7
Heating System	7
Plumbing	8
Electrical	9
Structure	10
Basement	11
Crawl Space	12
Bathroom	13
Bedroom	14
Living Space	15
Laundry Room/Area	16
Kitchen	16
Summary	18

Clouse Inspection Services

17:21 October 02, 2017

Cindy Maude
816 Ohio
Page 2 of 26

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 816 Ohio
City Lawrence State Kansas Zip 66044

Client Information

Client Name Cindy Maude
Client Address 820 Ohio St
City Lawrence State KS Zip 66044
Phone 785-550-5438
E-Mail cindylmaude@gmail.com

Inspection Company

Inspector Name Ken Clouse
Company Name Clouse Inspection Services
Address Clouse Inspection Services, 1512 Burning Tree Ct.
City Lawrence State Kansas Zip 66047
Phone 913-636-4900
E-Mail bob@clousehouseinspections.com
File Number 1556-816 Ohio, Lawrence 100217
Amount Received \$675 Inspection, Radon and Sewer Scope pd in full Ch#1691

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 93 Entrance Faces West
Inspection Date 10/02/17
Start Time 8:30 am End Time 12:00 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 75
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage None
Sewage Disposal City How Verified Not Verified

General Information (Continued)

Water Source City How Verified Not Verified

Lots and Grounds

A NPNI M D

1. Walks: Concrete - Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor.



2. Steps: Wood

3. Porch: Wood - 1) It appears front porch may have settled putting stress on roof components. 2) Wood support posts are in soil, this does not meet today's standards. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



4. Deck: Treated wood, Untreated wood - Support posts in soil. Recommend further evaluation and repair by a qualified contractor.



5. Grading: Minor slope, Negative slope - Grading has settled in areas around the home, allows moisture to accumulate near structure. Recommend repair by a qualified landscape contractor.



6. Vegetation: Trees, Shrubs - Vegetation planted too close to home can cause moisture damage to siding and other building components. Recommend vegetation be trimmed 8-12 inches from home exterior components.



7. Window Wells: Not visible

Clouse Inspection Services

17:21 October 02, 2017

Cindy Maude
816 Ohio
Page 4 of 26

Exterior

A NPNI M D

Entire home Exterior Surface

1. Type: Aluminum siding - :1) Loose and damaged siding. 2) Paint peeling. Recommend further evaluation and repair by a qualified contractor.



2. Trim: Wood, Aluminum - Wood rot or moisture damage noted. This condition may let moisture enter these areas and damage other building components. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



3. Fascia: Aluminum - Loose fascia, this is an area where moisture can intrude and damage building components. Recommend further evaluation and repair by a qualified contractor.



4. Soffits: Aluminum
 5. Door Bell: Battery operated
 6. Entry Doors: Wood
 7. Patio Door: Wood
 8. Windows: Wood double hung
 9. Storm Windows: Aluminum framed tempered glass
 10. Window Screens: Metal
 11. Basement Windows: Aluminum slider, Wood awning
 12. Exterior Lighting: Surface mounted lamps front and rear
 13. Hose Bibs: Gate
 14. Gas Meter: North side
 15. Main Gas Valve: Located at gas meter



Air Conditioning

A NPNI M D

Main AC System

1. A/C System Operation: Appears serviceable, Limited cooling - The unit had limited cooling ability at the time of the inspection. Recommend evaluation and repair as deemed necessary by a qualified HVAC contractor.
2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer: Trane
5. Model Number: 277b0030a1000aa Serial Number: 509614y5f
6. Area Served: Whole building Approximate Age: 12
7. Fuel Type: 220-240 VAC Temperature Differential: 8
8. Type: Central A/C Capacity: 2.5 Ton
9. Visible Coil: Copper core with aluminum fins - The coils located on the AC compressor are dirty. This condition will not let air circulate through the coils as designed thus causing the unit to not operate efficiently. Recommend unit be serviced by a qualified HVAC contractor.
10. Refrigerant Lines: Serviceable condition - Entry point not sealed. Recommend sealing entry point to prevent insects, pests and moisture from entering the home.
11. Electrical Disconnect: Fused - :The manufacturer of the unit states that a 30 AMP fuse is the maximum size fuse that should be installed for the protection of the equipment. There is a 60 AMP fuse installed in the outside breaker panel for this equipment. Recommend fuses be changed by a qualified electrical or HVAC contractor.
12. Exposed Ductwork: Metal
13. Blower Fan/Filters: Direct drive with disposable filter - :Recommend that furnace filters be checked monthly and changed as needed.
14. Thermostats: Programable



Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: Ladder at eaves



2. Unable to Inspect: 100%
3. Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: 5-10
6. Flashing: Aluminum - Nail heads are not sealed. This condition presents an area that moisture may enter and damage building materials. Recommend further evaluation and repair by a qualified roofing contractor.



7. Plumbing Vents: Galvanized, Cast Iron
8. Electrical Mast: Mast with tie back at roof
9. Gutters: Aluminum
10. Downspouts: Aluminum
11. Leader/Extension: drain tubes

East, Center Chimney

12. Chimney: Brick - Chimney should be lined due to furnace and water heater venting through chimney. Unable to determine if chimney is lined. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



13. Flue/Flue Cap: Mortar - :Chimney flue cap is not installed. Recommend installation of rain/snow cap to keep moisture and wildlife from entering chimney flue.
14. Chimney Flashing: Aluminum

Attic

A NPNI M D

East, Bedroom closet Attic

1. Method of Inspection: From the attic access



2. Unable to Inspect: 100%
3. Roof Framing: 2x4 Rafter - The roof structure is 2x4 rafters, vertical support members are not noted at time of inspection. Recommend further evaluation and repair as deemed necessary by a qualified contractor.
4. Sheathing: Dimensional wood
5. Ventilation: Gable and roof
6. Insulation: Blown in, Fiberglass
7. Insulation Depth: 10"
8. Moisture Penetration: None noted at time of inspection.
9. Bathroom Fan Venting: Electric fan



Heating System

A NPNI M D

Basement Heating System

1. Heating System Operation: Appears functional - :Flame impingement noted. This condition may indicate that the unit needs to be serviced or that there is a crack in the heat exchanger. 2) Safety switch inoperable Recommend further evaluation and repair by a qualified HVAC contractor. 3), :Furnace has exceeded its design life. Repairs or replacement may be necessary in the near future.
2. Manufacturer: Tempstar
3. Model Number: nugi100df02 Serial Number: l883682839
4. Type: Forced air Capacity: 100,000 BTUHR
5. Area Served: Whole building Approximate Age: 29
6. Fuel Type: Natural gas



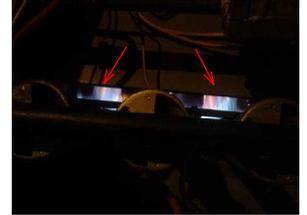
Clouse Inspection Services

17:21 October 02, 2017

Cindy Maude
816 Ohio
Page 8 of 26

Heating System (Continued)

7. Heat Exchanger: 4 Burner - Flame impingement noted. Recommend further evaluation and repair/replacement by a qualified HVAC contractor.



8. Unable to Inspect: 100%

9. Blower Fan/Filter: Direct drive with disposable filter - :Recommend that furnace filters be checked monthly and changed as needed.



10. Distribution: Metal duct
11. Circulator: Gravity
12. Draft Control: Automatic
13. Flue Pipe: Single wall - Unit may be venting into unlined chimney. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



14. Thermostats: Programmable
15. Tank Location: none
16. Suspected Asbestos: No

Plumbing

A NPNI M D

1. Service Line: Copper - 70 psi. Pressure taken at outdoor faucet.



2. Main Water Shutoff: Basement, West wall



Plumbing (Continued)

- 3. Water Lines: Copper
- 4. Drain Pipes: ABS, PVC - Sewer line was evaluated with a sewer scope and no compromising aspects were noted between the home and municipal connection.



- 5. Service Caps: Accessible
- 6. Vent Pipes: Cast iron, Galvanized
- 7. Gas Service Lines: Black pipe

Basement Water Heater

- 8. Water Heater Operation: Functional at time of inspection - 1) Water heater was making popping sounds at the time of inspection. 2), :The average life expectancy of a water heater is 10 years. Water heater has exceeded design life and may need to be replaced in the near future.
- 9. Manufacturer: Reliance
- 10. Model Number: 640y0rt Serial Number: d04403074
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 13 Area Served: Whole building
- 13. Flue Pipe: Single wall - Unit may be venting into unlined chimney. See Chimney for futher
- 14. TPRV and Drain Tube: Copper

Electrical

A NPNI M D

- 1. Service Size Amps: 100 Volts: 110-240 VAC
- 2. Service: Aluminum
- 3. 120 VAC Branch Circuits: Copper
- 4. 240 VAC Branch Circuits: Copper
- 5. Conductor Type: Non-metallic sheathed cable
- 6. Ground: Plumbing and rod in ground
- 7. Smoke Detectors: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

Basement Electric Panel

Electrical (Continued)

8. Manufacturer: Square D - The panel located in basement is a bonded downstream panel, downstream panels should not be bonded. Recommend further evaluation and repair by a qualified electrical contractor.



9. Maximum Capacity: 100 Amps
10. Main Breaker Size: 100 Amps



11. Breakers: Copper
12. Is the panel bonded? Yes No Panel is bonded and it is a sub panel. Recommend further evaluation by a qualified electrical contractor.

Structure

A NPNI M D

1. Structure Type: Wood frame
2. Foundation: Concrete
3. Differential Movement: Crack with displacement - 1) Noted cracks with differential movement. 2) It should be noted the basement and main floors appear to be sloped to northwest corner of the home. :Recommend further evaluation by a qualified concrete specialty contractor or structural engineer prior to the end of the inspection contingency period to determine the scope of repair necessary to assure the foundation system will perform as intended including costs for the repair.



Structure (Continued)

- 4. Beams:
- 5. Bearing Walls: Frame
- 6. Joists/Trusses: 2x8
- 7. Piers/Posts: Block piers and brick piers - 1) Improper support pier in crawl space. 2) Improper support post in basement. Recommend further evaluation and repair by a qualified contractor.



- 8. Floor/Slab: Concrete - Cracked with displacement, recommend further evaluation by a concrete specialty contractor.



- 9. Stairs/Handrails: Wood stairs with wood handrails



- 10. Subfloor: Dimensional wood

Basement

A NPNI M D

Unfinished Basement Area Basement

- 1. Unable to Inspect: 100%



- 2. Ceiling: Exposed framing, Sheetrock
- 3. Walls: Concrete & Wood frame
- 4. Floor: Concrete - See structure

Basement (Continued)

5. Doors: Wood - Door swings over the stairs and is a safety hazard. Recommend repair.



6. Windows: wood awning - Window appeared to be painted shut, recommend repair.



7. Electrical: 110 VAC outlets and lighting circuits

8. Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

9. HVAC Source: Heating system register

10. Insulation: Batting

11. Ventilation: Vents, Windows

12. Moisture Location: No moisture present during inspection

13. Basement Stairs/Railings: Wood stairs with wood handrails

Crawl Space

A NPNI M D

North Crawl Space

1. Method of Inspection: From the access

2. Unable to Inspect: 100%

3. Access: Wood door

4. Moisture Penetration: No moisture present at time of inspection

5. Moisture Location: none

6. Ventilation: Vents

7. Insulation: Batting

8. Electrical: 110 VAC - Junction box on ground, should be mounted above the ground. Recommend repair by a qualified electrical contractor.



Bathroom

A NPNI M D

Basement Bathroom

1. Ceiling: Plywood
2. Walls: Panelling
3. Floor: Tile - 1) Wood rot. 2) , Flooring may contain hazardous materials. Recommend repair by a qualified flooring contractor.



4. Electrical: 110 VAC GFCI
5. Counter/Cabinet: Composite and wood
6. Sink/Basin: Molded single bowl
7. Faucets/Traps: Double handle with pvc trap
8. Shower/Surround: Fiberglass pan and fiberglass surround
9. Toilets: Brand unknown - The toilet is loose at the floor. This condition may cause sewer gasses or moisture to enter the area. Recommend further evaluation and repair by a qualified plumbing contractor.



10. HVAC Source: Heating system register
11. Ventilation: No ventilation - No ventilation. Recommend consideration be given to installation of a vent.

1st floor main Bathroom

12. Ceiling: Sheetrock
13. Walls: Sheetrock, Ceramic tile
14. Floor: Hardwood
15. Doors: Wood
16. Windows: Wood double hung - The window(s) will not open. Appears to be painted shut. Recommend further evaluation by a qualified contractor and repair as deemed necessary.
17. Electrical: 110 VAC GFCI
18. Counter/Cabinet: Composite and wood
19. Sink/Basin: Molded single bowl
20. Faucets/Traps: Single handle with pvc trap
21. Tub/Surround: Porcelain tub and ceramic tile surround - Loose tile, Recommend repair by a qualified contractor.



22. Toilets: Toto

Bathroom (Continued)

- 23. HVAC Source: Heating system register
- 24. Ventilation: Electric ventilation fan

Bedroom

A NPNI M D

1st Floor, East Bedroom

- 1. Closet: Large
- 2. Ceiling: Sheetrock
- 3. Walls: Panelling
- 4. Floor: Hardwood
- 5. Doors: Wood
- 6. Windows: Wood double hung - Bottom sash falls needs to be re strung. Recommend repair by a qualified contractor.



- 7. Electrical: 110 VAC
- 8. HVAC Source: Heating system register
- 9. Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

1st Floor West Bedroom

- 10. Closet: Large
- 11. Ceiling: Sheetrock
- 12. Walls: Panelling
- 13. Floor: Hardwood
- 14. Doors: French, Wood
- 15. Windows: Wood double hung - Window needs re strung. Recommend repair by a qualified contractor.



- 16. Electrical: 110 VAC
- 17. HVAC Source: Heating system register
- 18. Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

Living Space

A NPNI M D

Living Room Living Space

1. Ceiling: Sheetrock
2. Walls: Sheetrock
3. Floor: Hardwood
4. Doors: Wood
5. Windows: Wood double hung - 1) Broken glass. 2) All windows need re strung. Recommend repair by a qualified contractor.



6. Electrical: 110 VAC
7. HVAC Source: Heating system register
8. Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.
9. Carbon Monoxide Detector Not present - Recommend installation.

Study Living Space

10. Ceiling: Plaster
11. Walls: Panelling
12. Floor: Hardwood
13. Windows: Wood double hung - Window needs re strung. Recommend repair by a qualified contractor.



14. Electrical: 110 VAC
15. HVAC Source: Heating system register
16. Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

Breakfast area Living Space

17. Ceiling: Suspended ceiling
18. Walls: Sheetrock
19. Floor: Vinyl floor covering
20. Windows: Wood double hung - 1) Broken glass 2) Window needs re strung. Recommend repair by a qualified contractor.



Living Space (Continued)

- 21. Electrical: 110 VAC
- 22. HVAC Source: Heating system register

Laundry Room/Area

A NPNI M D

Basement bathroom Laundry Room/Area

- 1. Ceiling: Plywood
- 2. Walls: Panelling
- 3. Floor: Tile
- 4. Electrical: 110 VAC
- 5. Washer Hose Bib: Ball valves
- 6. Washer and Dryer Electrical: 110-240 VAC
- 7. Dryer Vent: Foil - Foil and flex plastic are not recommended due to fire hazard. Recommend replacement with rigid metal or flexible metal vent piping.



- 8. Washer Drain: Wall mounted drain

Kitchen

A NPNI M D

1st Floor Kitchen

- 1. Cooking Appliances: Amana
- 2. Ventilator: Broan
- 3. Disposal: Kenmore
- 4. Dishwasher: Frigidaire - Missing sanitary loop, recommend repair.



- 5. Air Gap Present? Yes No
- 6. Refrigerator: Amana
- 7. Sink: Stainless Steel
- 8. Electrical: 110 VAC GFCI
- 9. Plumbing/Fixtures: Single handle with pvc trap
- 10. Counter Tops: Laminate and wood
- 11. Cabinets: Wood, Metal
- 12. Ceiling: Suspended ceiling

Clouse Inspection Services

17:21 October 02, 2017

Cindy Maude
816 Ohio
Page 17 of 26

Kitchen (Continued)

13. Walls: Sheetrock
14. Floor: Vinyl floor covering
15. Doors: Wood - Deadbolt is keyed on inside. Recommend repair.



16. Windows: Wood double hung - Window needs re strung. Recommend repair.
17. HVAC Source: Heating system register

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Porch: Wood - 1) It appears front porch may have settled putting stress on roof components. 2) Wood support posts are in soil, this does not meet today's standards. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



2. Deck: Treated wood, Untreated wood - Support posts in soil. Recommend further evaluation and repair by a qualified contractor.



3. Grading: Minor slope, Negative slope - Grading has settled in areas around the home, allows moisture to accumulate near structure. Recommend repair by a qualified landscape contractor.



4. Vegetation: Trees, Shrubs - Vegetation planted too close to home can cause moisture damage to siding and other building components. Recommend vegetation be trimmed 8-12 inches from home exterior components.



Air Conditioning

5. Main AC System Visible Coil: Copper core with aluminum fins - The coils located on the AC compressor are dirty. This condition will not let air circulate through the coils as designed thus causing the unit to not operate efficiently. Recommend unit be serviced by a qualified HVAC contractor.



Marginal Summary (Continued)

6. Main AC System Refrigerant Lines: Serviceable condition - Entry point not sealed. Recommend sealing entry point to prevent insects, pests and moisture from entering the home.



Roof

7. Flashing: Aluminum - Nail heads are not sealed. This condition presents an area that moisture may enter and damage building materials. Recommend further evaluation and repair by a qualified roofing contractor.
8. East, Center Chimney Chimney: Brick - Chimney should be lined due to furnace and water heater venting through chimney. Unable to determine if chimney is lined. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



9. East, Center Chimney Flue/Flue Cap: Mortar - :Chimney flue cap is not installed. Recommend installation of rain/snow cap to keep moisture and wildlife from entering chimney flue.

Heating System

10. Basement Heating System Flue Pipe: Single wall - Unit may be venting into unlined chimney. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



Plumbing

11. Basement Water Heater Water Heater Operation: Functional at time of inspection - 1) Water heater was making popping sounds at the time of inspection. 2), :The average life expectancy of a water heater is 10 years. Water heater has exceeded design life and may need to be replaced in the near future.
12. Basement Water Heater Flue Pipe: Single wall - Unit may be venting into unlined chimney. See Chimney for further

Electrical

13. 240 VAC Branch Circuits: Copper
14. Smoke Detectors: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

Marginal Summary (Continued)

Basement

15. Unfinished Basement Area Basement Windows: wood awning - Window appeared to be painted shut, recommend repair.



16. Unfinished Basement Area Basement Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

Bathroom

17. 1st floor main Bathroom Windows: Wood double hung - The window(s) will not open. Appears to be painted shut. Recommend further evaluation by a qualified contractor and repair as deemed necessary.
18. 1st floor main Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - Loose tile, Recommend repair by a qualified contractor.



Bedroom

19. 1st Floor, East Bedroom Windows: Wood double hung - Bottom sash falls needs to be re strung. Recommend repair by a qualified contractor.



20. 1st Floor, East Bedroom Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.
21. 1st Floor West Bedroom Windows: Wood double hung - Window needs re strung. Recommend repair by a qualified contractor.



22. 1st Floor West Bedroom Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

Marginal Summary (Continued)

Living Space

23. Living Room Living Space Windows: Wood double hung - 1) Broken glass. 2) All windows need re strung. Recommend repair by a qualified contractor.



24. Living Room Living Space Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

25. Living Room Living Space Carbon Monoxide Detector Not present - Recommend installation.

26. Study Living Space Windows: Wood double hung - Window needs re strung. Recommend repair by a qualified contractor.



27. Study Living Space Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas. The International Association of Firefighters recommend homeowners install photoelectric detectors over ionization detectors.

28. Breakfast area Living Space Windows: Wood double hung - 1) Broken glass 2) Window needs re strung. Recommend repair by a qualified contractor.



Laundry Room/Area

29. Basement bathroom Laundry Room/Area Dryer Vent: Foil - Foil and flex plastic are not recommended due to fire hazard. Recommend replacement with rigid metal or flexible metal vent piping.



Kitchen

30. 1st Floor Kitchen Dishwasher: Frigidaire - Missing sanitary loop, recommend repair.



Clouse Inspection Services

17:21 October 02, 2017

Cindy Maude
816 Ohio
Page 22 of 26

Marginal Summary (Continued)

31. 1st Floor Kitchen Windows: Wood double hung - Window needs re strung. Recommend repair.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete - Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor.

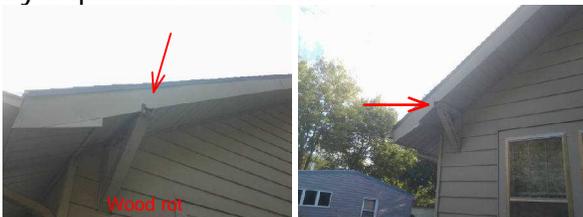


Exterior

2. Entire home Exterior Surface Type: Aluminum siding - :1) Loose and damaged siding. 2) Paint peeling. Recommend further evaluation and repair by a qualified contractor.



3. Trim: Wood, Aluminum - Wood rot or moisture damage noted. This condition may let moisture enter these areas and damage other building components. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



4. Fascia: Aluminum - Loose fascia, this is an area where moisture can intrude and damage building components. Recommend further evaluation and repair by a qualified contractor.



Air Conditioning

5. Main AC System A/C System Operation: Appears serviceable, Limited cooling - The unit had limited cooling ability at the time of the inspection. Recommend evaluation and repair as deemed necessary by a qualified HVAC contractor.

Defective Summary (Continued)

6. Main AC System Electrical Disconnect: Fused - :The manufacturer of the unit states that a 30 AMP fuse is the maximum size fuse that should be installed for the protection of the equipment. There is a 60 AMP fuse installed in the outside breaker panel for this equipment. Recommend fuses be changed by a qualified electrical or HVAC contractor.



Attic

7. East, Bedroom closet Attic Roof Framing: 2x4 Rafter - The roof structure is 2x4 rafters, vertical support members are not noted at time of inspection. Recommend further evaluation and repair as deemed necessary by a qualified contractor.



Heating System

8. Basement Heating System Heating System Operation: Appears functional - :Flame impingement noted. This condition may indicate that the unit needs to be serviced or that there is a crack in the heat exchanger. 2) Safety switch inoperable Recommend further evaluation and repair by a qualified HVAC contractor. 3), :Furnace has exceeded its design life. Repairs or replacement may be necessary in the near future.
9. Basement Heating System Heat Exchanger: 4 Burner - Flame impingement noted. Recommend further evaluation and repair/replacement by a qualified HVAC contractor.



Electrical

10. Basement Electric Panel Manufacturer: Square D - The panel located in basement is a bonded downstream panel, downstream panels should not be bonded. Recommend further evaluation and repair by a qualified electrical contractor.



Structure

11. Differential Movement: Crack with displacement - 1) Noted cracks with differential movement. 2) It should be noted the basement and main floors appear to be sloped to northwest corner of the home. :Recommend further evaluation by a qualified concrete specialty contractor or structural engineer prior to the end of the inspection contingency period to determine the scope of repair necessary to assure the foundation system will perform as intended including costs for the repair.

Structure (Continued)

Differential Movement: (continued)



12. Piers/Posts: Block piers and brick piers - 1) Improper support pier in crawl space. 2) Improper support post in basement. Recommend further evaluation and repair by a qualified contractor.



13. Floor/Slab: Concrete - Cracked with displacement, recommend further evaluation by a concrete specialty contractor.



Basement

14. Unfinished Basement Area Basement Floor: Concrete - See structure
15. Unfinished Basement Area Basement Doors: Wood - Door swings over the stairs and is a safety hazard. Recommend repair.



Crawl Space

16. North Crawl Space Electrical: 110 VAC - Junction box on ground, should be mounted above the ground. Recommend repair by a qualified electrical contractor.



Defective Summary (Continued)

Bathroom

17. Basement Bathroom Floor: Tile - 1) Wood rot. 2) , Flooring may contain hazardous materials. Recommend repair by a qualified flooring contractor.



18. Basement Bathroom Toilets: Brand unknown - The toilet is loose at the floor. This condition may cause sewer gasses or moisture to enter the area. Recommend further evaluation and repair by a qualified plumbing contractor.



19. Basement Bathroom Ventilation: No ventilation - No ventilation. Recommend consideration be given to installation of a vent.

Kitchen

20. 1st Floor Kitchen Doors: Wood - Deadbolt is keyed on inside. Recommend repair.



820 Ohio Street (continued)

One and a half story, cross gable, frame Folk House National dwelling on concrete foundation. A hipped roof porch supported by one wood pier with slanted sides is located in junction of gables. Clapboards, with endcaps, sheathe building. A shed roof, clapboard sheathed addition with concrete foundation projects from east elevation. Two wood steps lead to porch. One story, end-gable, corrugated metal sheathed garage located on NE corner of property. Garage entrance in east elevation.

816 Ohio Street (81) Non-contributing

The property was listed as unimproved in the 1927 Sanborn Map. There was no listing for this address in any city directory from 1893/94 to 1929/30. A significant increase in property tax valuation occurred in 1933 when the owner of record was C. S. Jones. According to the tax records C. S. Jones remained the owner of record until 1935. In 1935, and through 1940, Nella A. Jenner was the owner of record.

One story, end-gable, frame Craftsman dwelling with rusticated stone foundation. A one-half width, end-gable porch supported by piers with slanted sides and one square post projects from facade. A brick chimney pierces south roof slope. Aluminum siding covers dwelling. Triangular brackets support roof eaves. A concrete walk leads from public sidewalk to three porch steps. One story, end-gable, clapboard sheathed garage located in SE corner of property.

812 Ohio Street (82) Non-contributing

The property was listed as unimproved on the 1927 Sanborn Map. A significant increase in property tax valuation occurred in 1953 when Charles W. and Lanelle Kapfer were the owners of record. The Kapfers were listed as occupying this address and owners of the property from 1953 to 1958. Charles Kapfer was listed as owning and residing at this location in 1961.

One story, side-gable, frame Ranch dwelling on concrete foundation. Clapboards, with endcaps, sheathe dwelling. Windows are fixed with operable louvers beneath. A concrete walk leads from public sidewalk to concrete porch stoop. Fenestration and doors retain original placement.

806 Ohio Street (83) Non-contributing

The Sanborn Map indicates only a small outbuilding, possibly a garage, on the property in 1927. There was no listing for this address in any city directory from 1893/94 to 1929/30. Jella M. Leonard was the owner of record when a significant increase in property tax valuation occurred in 1940. According to the tax rolls Jella M. Leonard was recorded as the owner for this dwelling in 1941, 1942, 1943, and 1944.

One and a half story, side-gable with centered cross gable, frame Minimal Traditional dwelling with concrete foundation. A concrete stoop projects out from cross gable. A brick chimney pierces roof centrally. Clapboards sheathe dwelling. Aluminum awnings project over windows and doors. A concrete walk leads from public sidewalk to two concrete steps leading to stoop. One story, side-gable, T1-11 siding covered outbuilding located on NE corner of property. Exposed rafter tails under eaves.