



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **MAY 16, 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. Action Summaries
- B. Administrative Approvals
 - 1. DR-19-00146 836 W 21st Street; Residential Remodel; Certificate of Appropriateness
 - 2. DR-19-00147 704 W 12th Street; I/I Permit; State Law Review
 - 3. DR-19-00148 946 Rhode Island Street; I/I Permit; State Law Review
 - 4. DR-19-00149 800 Rhode Island Street; Mechanical Permit; State Law Review
 - 5. DR-19-00151 743 Indiana Street; Plumbing Permit; State Law Review
 - 6. DR-19-00152 911 Massachusetts Street; Commercial Remodel; State Law Review
 - 7. DR-19-00153 933 Ohio Street; I/I Permit; State Law Review
 - 8. DR-19-00161 1346 New Hampshire Street; Residential Remodel; State Law Review
 - 9. DR-19-00163 1042 Rhode Island Street; I/I Permit; State Law Review
 - 10. DR-19-00164 831 Massachusetts Street; I/I Permit; State Law Review
 - 11. DR-19-00165 812 Louisiana Street; I/I Permit; State Law Review
 - 12. DR-19-00166 734 Vermont Street; Commercial Remodel; Certificate of Appropriateness, Downtown Design Guidelines
 - 13. DR-19-00167 937 Rhode Island Street; I/I Permit; State Law Review

14. DR-19-00168 845 Massachusetts Street; I/I Permit; State Law Review
15. DR-19-00173 816 Rhode Island Street; Residential Remodel; State Law Review
16. DR-19-00177 1008 Massachusetts Street; Sidewalk Dining; Downtown Design Guidelines
17. DR-19-00185 833 Massachusetts Street; I/I Permit; State Law Review
18. DR-19-00186 123 W 8th Street; I/I Permit; State Law Review
19. DR-19-00187 843 Massachusetts Street; I/I Permit; State Law Review
20. DR-19-00188 805 Massachusetts Street; I/I Permit; State Law Review
21. DR-19-00189 835 Massachusetts Street; I/I Permit; State Law Review
22. DR-19-00190 823 Massachusetts Street; I/I Permit; State Law Review
23. DR-19-00191 801 Massachusetts Street; I/I Permit; State Law Review
24. DR-19-00192 812 Massachusetts Street; Commercial Remodel; State Law Review, Downtown Design Guidelines
25. DR-19-00194 727 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
26. DR-19-00204 841 New Hampshire Street; Sign Permit; Certificate of Appropriateness, Downtown Design Guidelines
27. DR-19-00205 701 Ohio Street; I/I Permit; State Law Review
28. DR-19-00206 845 Massachusetts Street; Mechanical Permit; State Law Review
29. DR-19-00209 1321 New Hampshire Street; Plumbing Permit; State Law Review
30. DR-19-00211 901 Delaware Street; Commercial Remodel; Certificate of Appropriateness
31. DR-19-00212 845 Massachusetts Street; Sidewalk Dining; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
32. DR-19-00215 923 Delaware Street; Window Replacement; Certificate of Appropriateness

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: DR-19-00199 331 Indiana Street; New Accessory Structure; State Law Review, Certificate of Appropriateness. The property is a contributing to the Pinckney II Historic District, National Register of Historic Places. The property is also located within the environs of the Zimmerman House (304 Indiana Street). Submitted by Mike Myers of Hernly Associates LLC on behalf of Mary & Jason Raibley, property owners of record.

ITEM NO. 5: DR-19-00213 516 W 6th Street; Demolition & New Accessory Structure; State Law Review, Certificate of Appropriateness. The property is located in the Pinckney I Historic District. The primary structure is listed as contributing, and the accessory structure is listed as non-contributing. The property is also within the environs of the Dillard House (520 Louisiana Street). Submitted by Michelle & Ben Andrews, property owners of record.

ITEM NO. 6: DR-19-00214 920 Delaware Street; Roof Addition; Certificate of Appropriateness. The property is located within the environs of the William H. Schell House (945 Delaware Street), Hobbs Park (702 E 11th Street), Speer Reed House (934 Delaware Street), Edmondson House (936 Pennsylvania Street), and the Mann-Gray-Edmondson House (946 Pennsylvania Street), Lawrence Register of Historic Places. Submitted by Eric Jay of Struct/Restruct LLC on behalf of Wigen-Toccalino Property LLC, property owners of record.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since April 18, 2019.
- B. Review of any demolition permits received since April 18, 2019.
- C. Miscellaneous matters from City staff and Commission members.
 - 1. Design changes to the approved plans for 816 Ohio Street (DR-18-00614)

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00146 836 W 21st Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

The existing foundation of the 1 story structure is settling and cracking. Applicant proposes to install steel push piers on interior and exterior of footing to provide stabilization and potentially lift the foundation.

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-19-00147 704 W 12th Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

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-19-00148 946 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit

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-19-00149 800 Rhode Island Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Replace furnace and air conditioner.

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-19-00151 743 Indiana Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Replace gas powered water heater.

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-19-00152 911 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior remodeling of commercial units on first floor in order to divide the tenant space.

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-19-00153 933 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add/alter sump pit. Extensive complicated saw cut buried discharge with core drilling.

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-19-00161 1346 New Hampshire Street; Residential Remodel; State Law Review

B. PROJECT DESCRIPTION

Residential remodel of the interior of a contributing structure to the South Rhode Island Historic District. Some minor demolition of partition walls is proposed, and the interior layout of the floor space will be altered.

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-19-00163 1042 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, add/alter sump pit, and add/alter pit drain.

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-19-00164 831 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

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-19-00165 812 Louisiana Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, add/alter sump pit and lateral cleanout.

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).

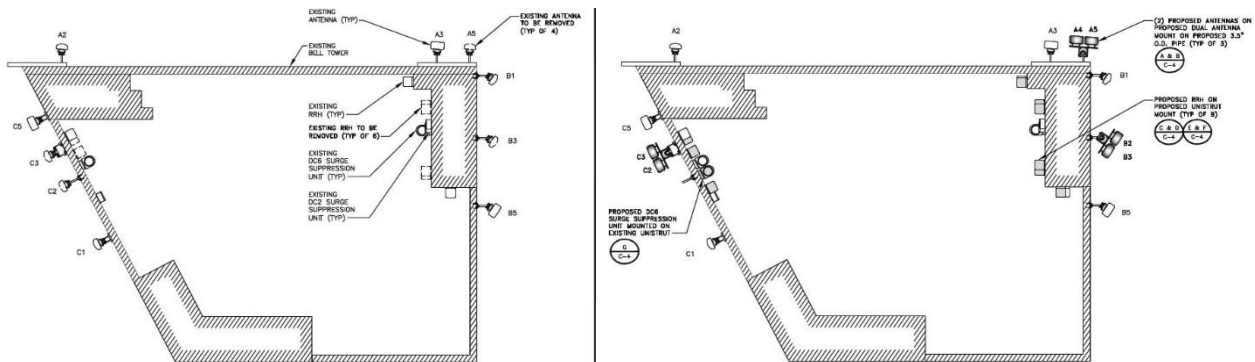
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00166 734 Vermont Street; Commercial Remodel; Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

Replacement of some wireless antenna units on the tower located at 734 Vermont Street.



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)
Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00167 937 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

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-19-00168 845 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

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-19-00173 816 Rhode Island Street; Residential Remodel; State Law Review

B. PROJECT DESCRIPTION

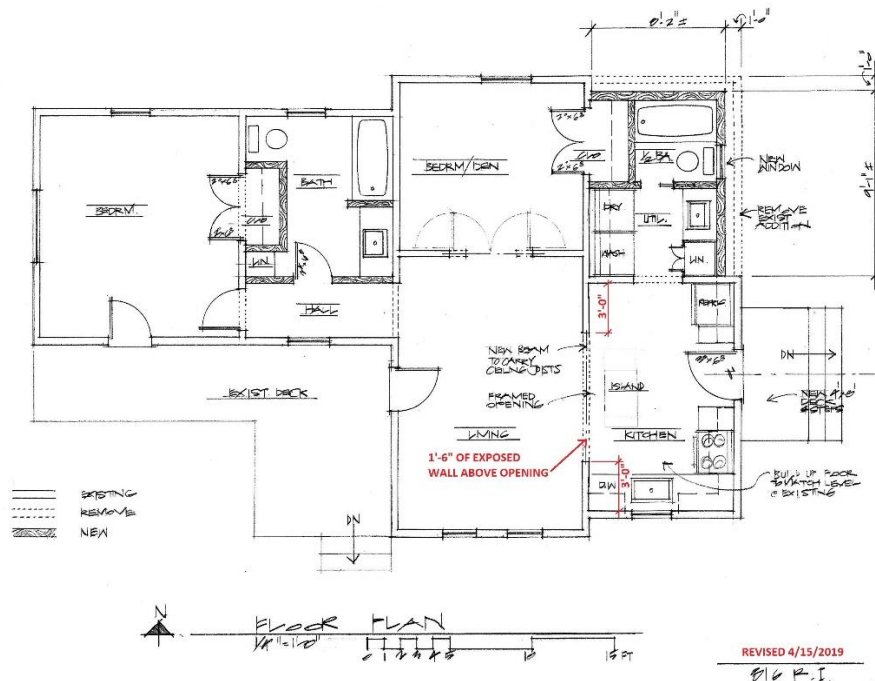
This application proposes the demolition and remodeling of a portion of the existing structure (see photos below). The new addition will replace the siding and windows with matching materials to the existing structure, and the replacement portion of the structure will have a slightly smaller footprint than the existing structure.

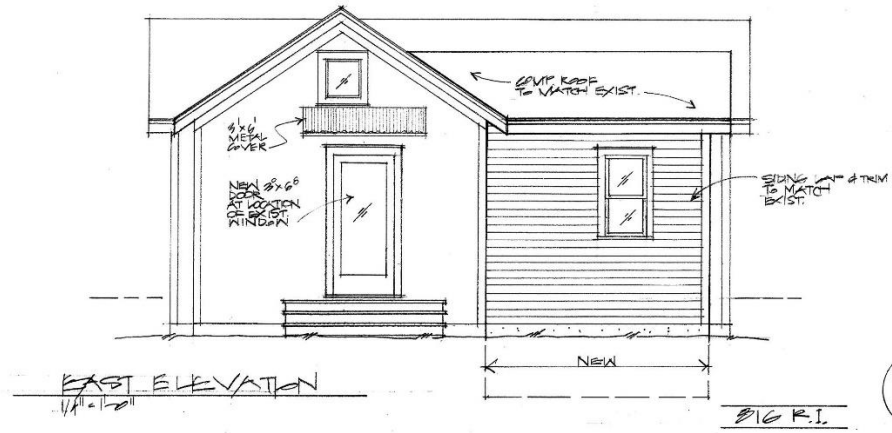
C. STANDARDS FOR REVIEW

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-19-00177 1008 Massachusetts Street; Sidewalk Dining; Downtown Design Guidelines

B. PROJECT DESCRIPTION

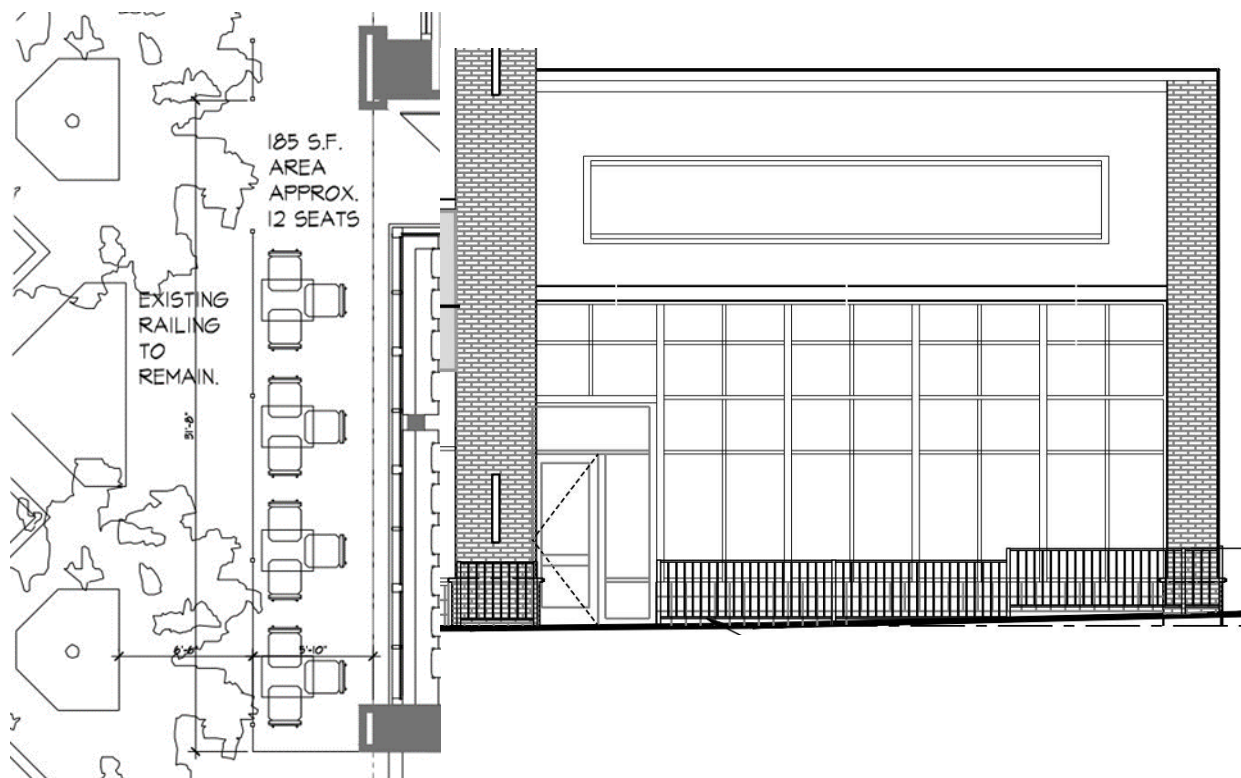
Ondori Noodle Shop applied for a site plan to re-establish sidewalk dining. Sidewalk dining has been present at this location before, and this use will cover the same area that was used for this purpose previously.

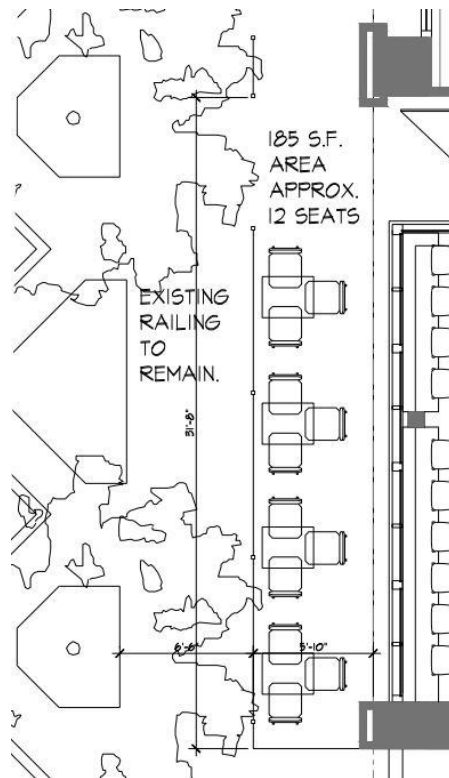
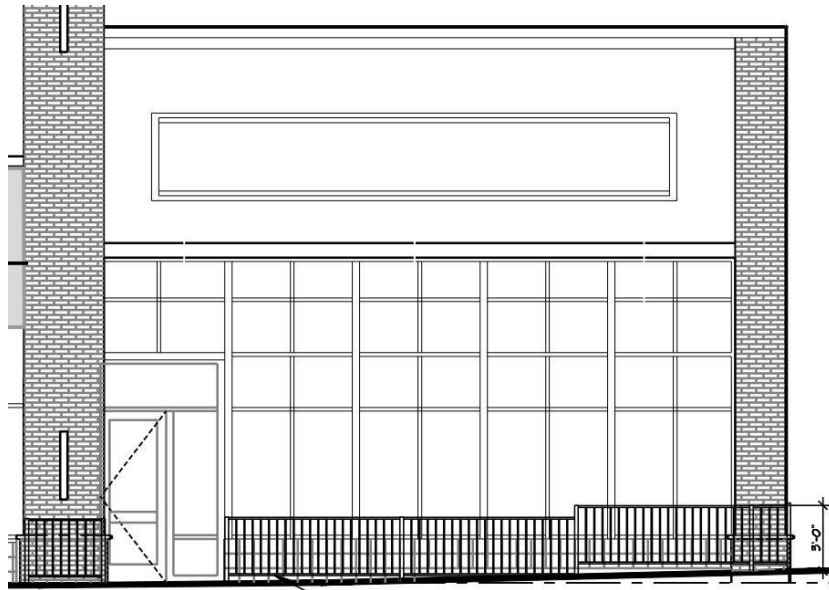
C. STANDARDS FOR REVIEW

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-19-00185 833 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit

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-19-00186 123 West 8th Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit

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-19-00187 843 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit

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-19-00188 805 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, add/alter sump pit, and pit drain.

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-19-00189 835 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

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-19-00190 823 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, add/alter sump pit, and pit drain.

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-19-00191 801 Massachusetts Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

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-19-00192 812 Massachusetts Street; Commercial Remodel; State Law Review,
Downtown Design Guidelines

B. PROJECT DESCRIPTION

Tenant finish to interior of commercial space. Work to include: changes to fixtures on some walls, new shelving, new doors and frames, new wall base on most walls, new vinyl graphic on back wall. No covered stone walls will be exposed.

There will be no changes to the façade of the structure.

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

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).

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-19-00194 727 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION



One projecting (blade) sign; Aluminum; Non-illuminated. The sign is six square feet.

C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with 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).

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

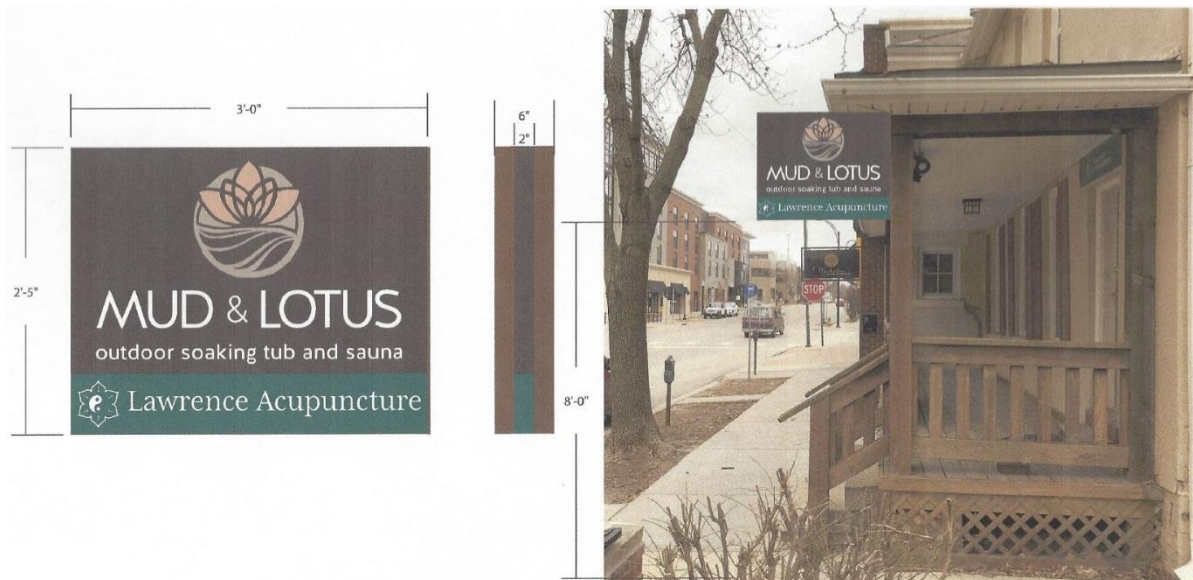
Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00204 841 New Hampshire Street; Sign Permit; Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION



One projecting sign; Aluminum; Non-illuminated.

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00205 701 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, and add/alter sump pit.

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-19-00206 845 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Type 1 kitchen hood/exhaust fan/make up air

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-19-00209 1321 New Hampshire Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Sewer line replacement into the alley.

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-19-00211 901 Delaware Street; Commercial Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

New accessible sidewalk route, new curb ramp to serve the sidewalk addition, replacement of existing doors, both side and large front doors.



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.

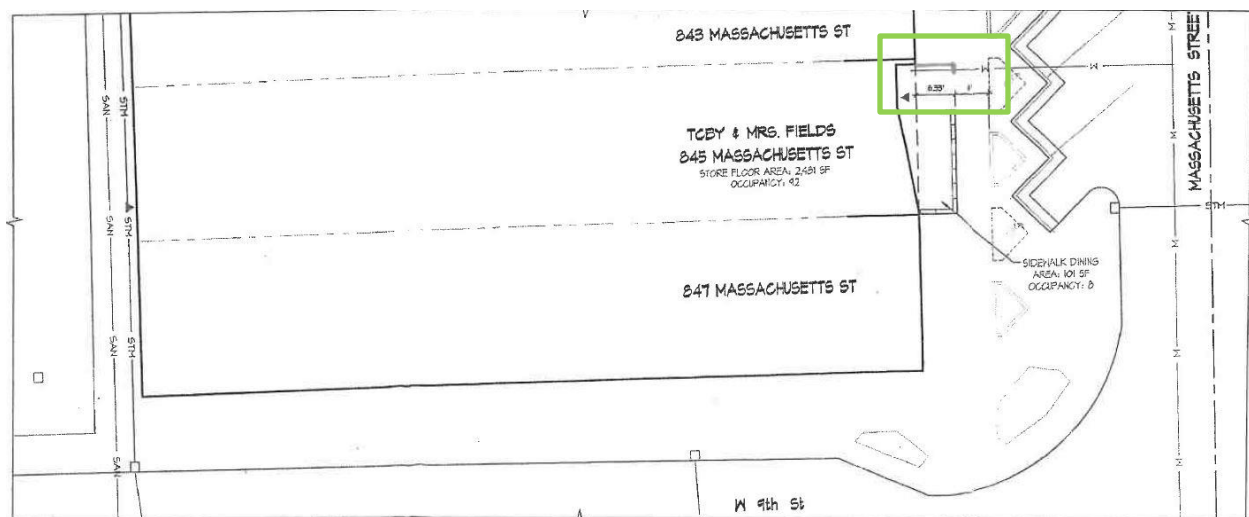
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00212 845 Massachusetts Street; Sidewalk Dining; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

Related to a minor site plan (SP-19-00184) for sidewalk dining. The applicant is adding one short segment of railing on the northern edge of the property.



C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with 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).

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation,

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

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

Lawrence Historic Resources Commission	Item No. 4
331 Indiana Street	DR-19-00199
Residential Accessory Structure	May 16, 2019

<p>Applicant Mike Myers with Hernly Associates, INC on behalf of Marcy & Jason Raibley, property owners of record.</p> <p>Standards for Review</p> <p>Secretary of the Interior Standards</p> <ul style="list-style-type: none"> • Standard 9 • Standard 10 <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of Zimmerman House (304 Indiana Street) <ul style="list-style-type: none"> ○ Area 2 <p>Associated Cases</p> <ul style="list-style-type: none"> - Building permits at time of construction - DR-17-00227 	<p>Request The applicant is requesting to construct a one story, approximately 625 square foot accessory structure located at 331 Indiana Street. The accessory structure will be located in the southwest quadrant of the parcel.</p> <p>Reason for Request The property is contributing to the Pinckney II Historic District, National Register of Historic Places. The property is also located within the environs of the Zimmerman House (304 Indiana Street).</p> <p>Staff Recommendation</p> <p><u>State Law Review</u> Staff recommends that in accordance with the <i>Secretary of the Interior's Standards</i>, the standards of evaluation, the Commission approve the proposed project and find that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places.</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>
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Project Background

The Historic Resources Commission approved an accessory structure for this property in 2017 (DR-00227). DR-17-00227 had two primary components: exterior and interior rehabilitation of the primary structure, and new construction of an accessory structure for a garage. The 2017 proposed accessory structure had the same footprint (25 x 25) as the currently proposed structure, but was designed as a detached garage with a driveway. The accessory structure was never constructed.

Project Description

The applicant is requesting to construct a one story, approximately 625 square foot accessory structure located at 331 Indiana Street. The proposed accessory structure will be approximately 25 feet by 25 feet and located in the southwest corner of the parcel. The current site plan shows a 25 foot setback from the rear (west) property line and 13.5 feet from the interior side (south) property line. The proposed structure will be one story tall and will be utilized as a multipurpose living and hobby space with a storage loft.

The proposed accessory structure will be clad with fiber-cement lap siding to match the existing primary structure's reveal pattern. The proposed roofing material will be laminated asphalt composition shingles. Windows will be wood clad awning and double hung with trim designed to match the house. Windows are proposed for all elevations. An insulated steel or fiberglass entry door is proposed for the north (house facing side) elevation.

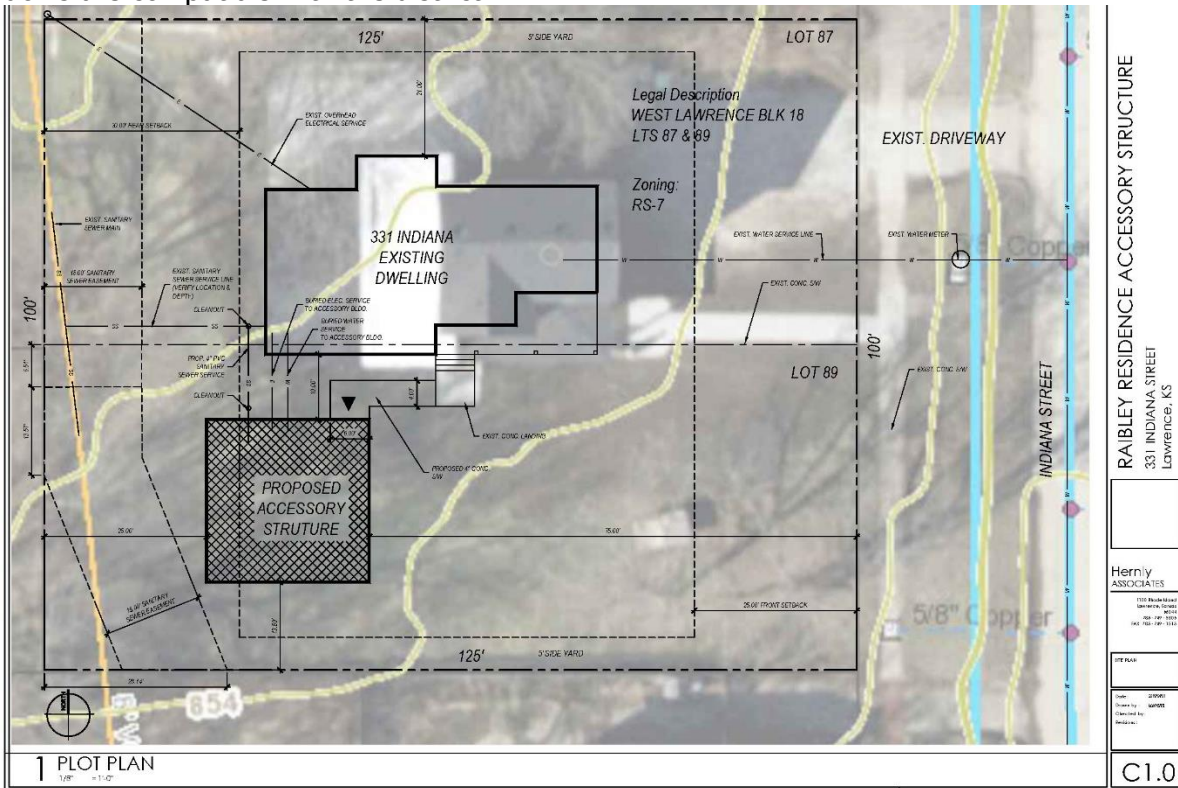
The south elevation will have a pedestrian door that opens onto the rear yard area of the parcel. The north elevation, which faces the principle structure, will have a door that will serve as the only access point for the structure as well as a double hung window. The east elevation, which will face the street right of way, will contain two double hung windows spaced evenly from one another and the edge of the façade. The south and west elevations feature a single window each. The west elevation window, which faces away from the right of way and the principle structure, is the only casement type window and is located in the storage loft level rather than ground level.

Project Review

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of what constitutes character-defining elements. Character-defining elements include, but are not limited to, the overall shape of the buildings, roof forms, materials, decorative details, size, setbacks, and scale found in the area. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

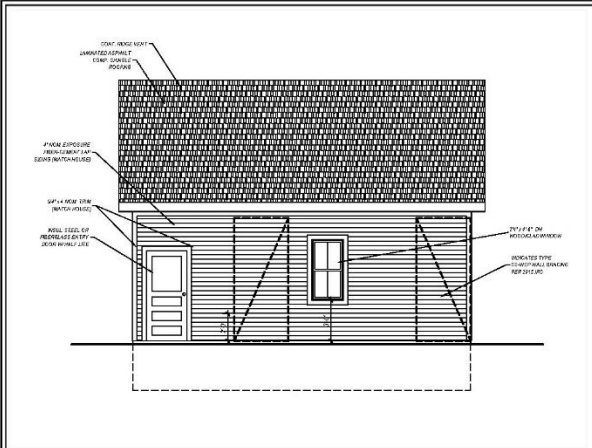
The proposed accessory structure is a 625 square foot, 25 foot by 25 foot structure that would be used as a multipurpose living and hobby space with a storage loft. The proposed structure will be approximately 19 feet in height. The height will be less than the height of the existing two-

story principle structure. The proposed materials of lap siding, asphalt shingles, and clad wood windows are compatible with the district.

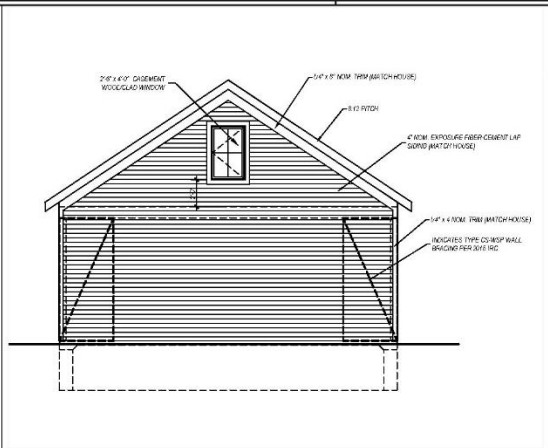


The proposed location of the accessory structure is to the south and set back approximately 35 feet from the front of the existing principle structure. The placement of the structure is five feet closer to the property line than is permitted by the Land Development Code. The property is zoned RS7 (Single Dwelling Residential District), and this zoning requires a rear setback of 30 feet on property not abutting an alley. Previously, when then property was zoned RS5, the proposed location of the accessory structure would have been allowed. The site plan provided by the applicant shows the setbacks for the site (the dotted line). The applicant will need to show the proposed accessory structure location moved east by five feet, or will need to request a variance from the Board of Zoning Appeals to reduce the rear setback to 25 feet.

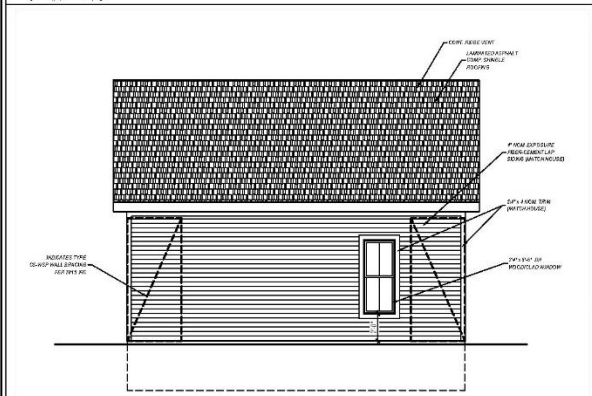
Vehicle access to the structure is not proposed at this time, but there is a proposed four foot wide concrete walking path connecting the principle and accessory structures.



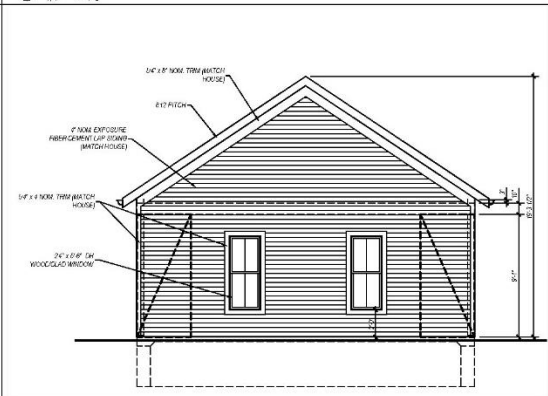
1 NORTH ELEVATION
1/4" = 1'-0"



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



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



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

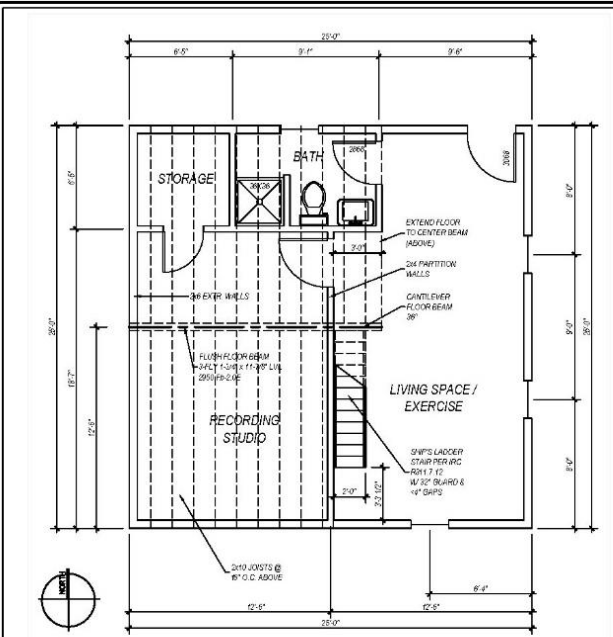
RABLEY RESIDENCE ACCESSORY STRUCTURE
331 INDIANA STREET
Lawrence, KS

Hernly ASSOCIATES

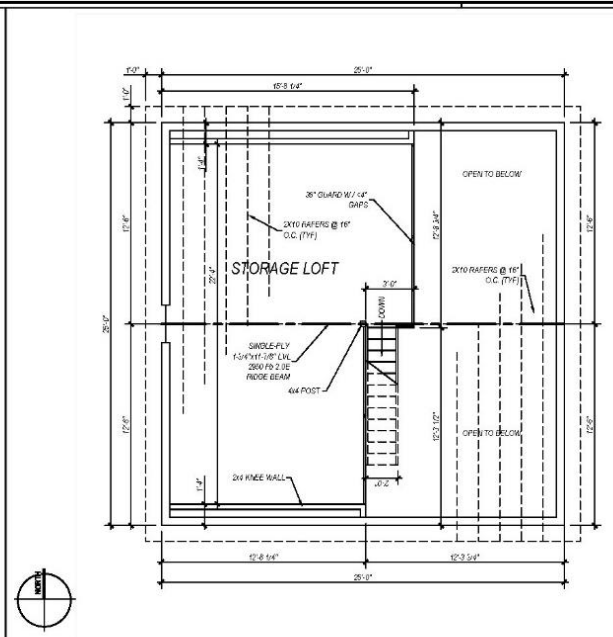
1000 Holladay
Lawrence, KS 66044
913-841-2800
913-841-1413

DATE: 04/15/2014
DRAWN BY: JH
CHECKED BY: JH

A2.0



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 STORAGE LOFT PLAN
1/4" = 1'-0"

The proposed gabled roof form of the structure is appropriate for this project. It is compatible with the existing structure's cross-gabled roof and the roof types found in the district. The proposed fenestration for the accessory structure is typical for the district. The proposed accessory structure is compatible with the principle structure and the surrounding context in terms of size, scale, mass and materials.



Proposed Location of Accessory Structure

State Law Review

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. The standards that apply to this project are Standards 9 and 10.

Standard 9 focuses on new construction. The proposed project does not destroy historic material that characterize the contributing elements to the historic district and the proposed structure is compatible with the district in massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10 focuses on the ability of new construction to be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Because the proposed structure will be located beside and towards the rear of the current property, the form and integrity of the district will be unaffected.

Certificate of Appropriateness

The proposed project is located in the environs of Zimmerman House at 304 Indiana Street.

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 per Section 22-505, the 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) provides review criteria for new construction. Identified criteria for new construction includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

The applicant is proposing a size and style that is in keeping with the character of the district. This meets the standards and best practices for a new accessory structure in a historic district. The proposed project is compatible with the surrounding area per the standards set forth in Section 22-506.

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

STANDARDS FOR REVIEW

Secretary of the Interior's Standards for State Law Review (K.S.A. 75-2724)

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

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

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

1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;

2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;

3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

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

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

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

Environs for the Zimmerman House at 304 Indiana Street.

The environs for the Zimmerman House is divided into three areas and the subject property is located in Area One. Projects should be reviewed in the following manner.

Area One

The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures and new infill construction will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The

main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures and new infill construction) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property.



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 Requirements

All application materials must be submitted in print and electronic format, on disk or via email to planning@lawrenceks.org. If you are unable to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

GENERAL REQUIREMENTS

- Application** Be sure to note if other applications (site plans, variance requests, Tax Credit Application, etc.) have been or will be submitted. Make sure the application is signed and dated. Include a digital copy of the signed application and supporting materials.
- Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.
- Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings with a graphic/bar scale of each affected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans in addition to the digital plans.
- Site Plan** Scaled or dimensioned site plan with a graphic/bar scale. Include location of all existing and proposed structures, and landscape features such as retaining walls, historic limestone curbing, hitching posts, etc.
- Description of Materials and Construction Techniques** This may be noted on the required drawings or described on page 2 of the Application. Please note window and door specifications if proposing replacement.
- Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project. Please submit digital photographs only.

ADDITIONAL REQUIREMENTS FOR DEMOLITION PROJECTS

- Statement of Building Condition** Structural analysis completed by an engineer or licensed building contractor thoroughly documenting the specific structural deficiencies that require the structure to be demolished.
- Repair vs. Replacement Cost Analysis** Analysis describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help to determine the feasibility of rehabilitation.



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

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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 331 INDIANA STREET
 Legal Description (may be attached) WEST LAWRENCE BLK 18 LTS 87 & 89

OWNER INFORMATION

Name(s) MARCY & JASON RAIBLEY
 Contact JASON RAIBLEY
 Address 331 INDIANA STREET
 City LAWRENCE State KS 66044 ZIP _____
 Phone (____) _____ Fax (____) _____
 E-mail jasonraibley@gmail.com Cell Phone (____) _____

APPLICANT/AGENT INFORMATION

Contact MIKE MYERS
 Company HERNLY ASSOCIATES, INC
 Address 1100 RHODE ISLAND STREET
 City LAWRENCE State KS 66044 ZIP _____
 Phone (____) 785-749-5806 Fax (____) _____
 E-mail mike@hernly.com Cell Phone (____) 785-218-2636

Existing Zoning RS-7	Existing Land Use SINGLE FAMILY RESIDENTIAL	Proposed Land Use SINGLE FAMILY RESIDENTIAL	# of Buildings 2
Total site area 12,500 S.F.	Existing Building Footprint 1,193 S.F.	Proposed Building Footprint 1,818 S.F.	Open Space Area 9,144 S.F.
Existing Pavement Coverage 1,461 S.F.	Proposed Pavement Coverage 1,538 S.F.		

Are you also submitting any of the following applications?

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

Property Address: 331 INDIANA STREET

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

CONSTRUCT 625 S.F. ONE-STORY WITH LOFT ACCESSORY STRUCTURE

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

The existing primary structure, the J. C. Bare Residence, is listed as a contributing structure to the Pinckney II Historic District, National Register of Historic Places. The property is also located in the environs of the Albert and S. T. Zimmerman Residence, Lawrence Residence of Historic Places.

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

Contact MIKE MYERS
Company HERNLY ASSOCIATES, INC
Address 1100 RHODE ISLAND
City LAWRENCE State KS 66044 ZIP
Phone (____) 785-749-5806 Fax (____)
E-mail mike@hernly.com Cell (____) 785-218-2636

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 04/05/2019

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



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

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE Jason Raibley and Marcy Lascano Raibley, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 11th day of April, 2019, 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 Mike Myers and/or Hernly Associates, Inc. (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 331 Indiana Street (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.

[Signature] Owner [Signature] Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

TYLER ADAMS
Notary Public-State of Kansas
My Appt. Expires 8/31/19

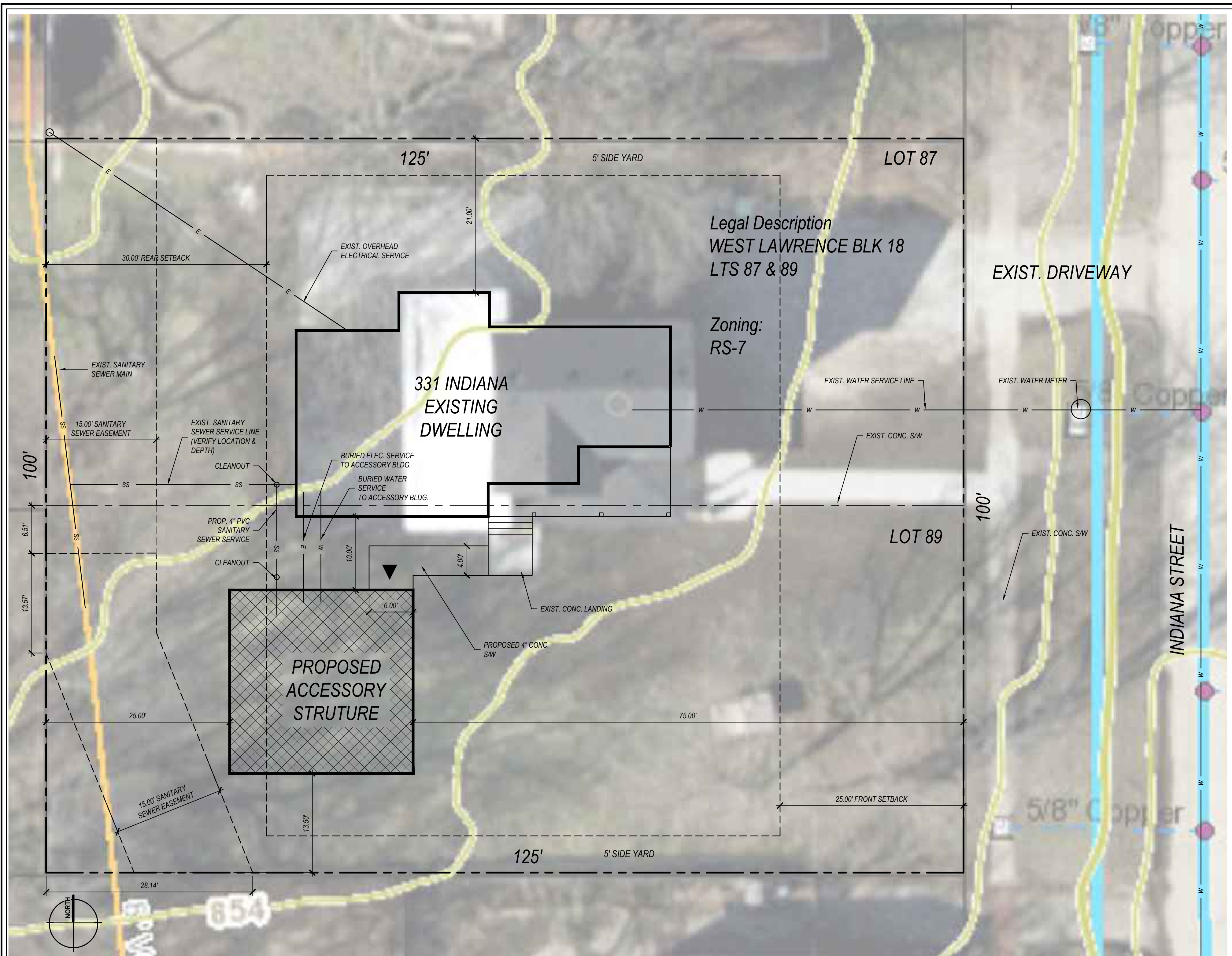
State of Kansas
County of Douglas

The foregoing instrument was acknowledged before me on this 11th day of April, 2019,

by Jason Raibley and Marcy Lascano-Raibley

My Commission Expires: 8/31/2019

[Signature]
Notary Public



1 PLOT PLAN
1/8" = 1'-0"

RAIBLEY RESIDENCE ACCESSORY STRUCTURE

331 INDIANA STREET
Lawrence, KS

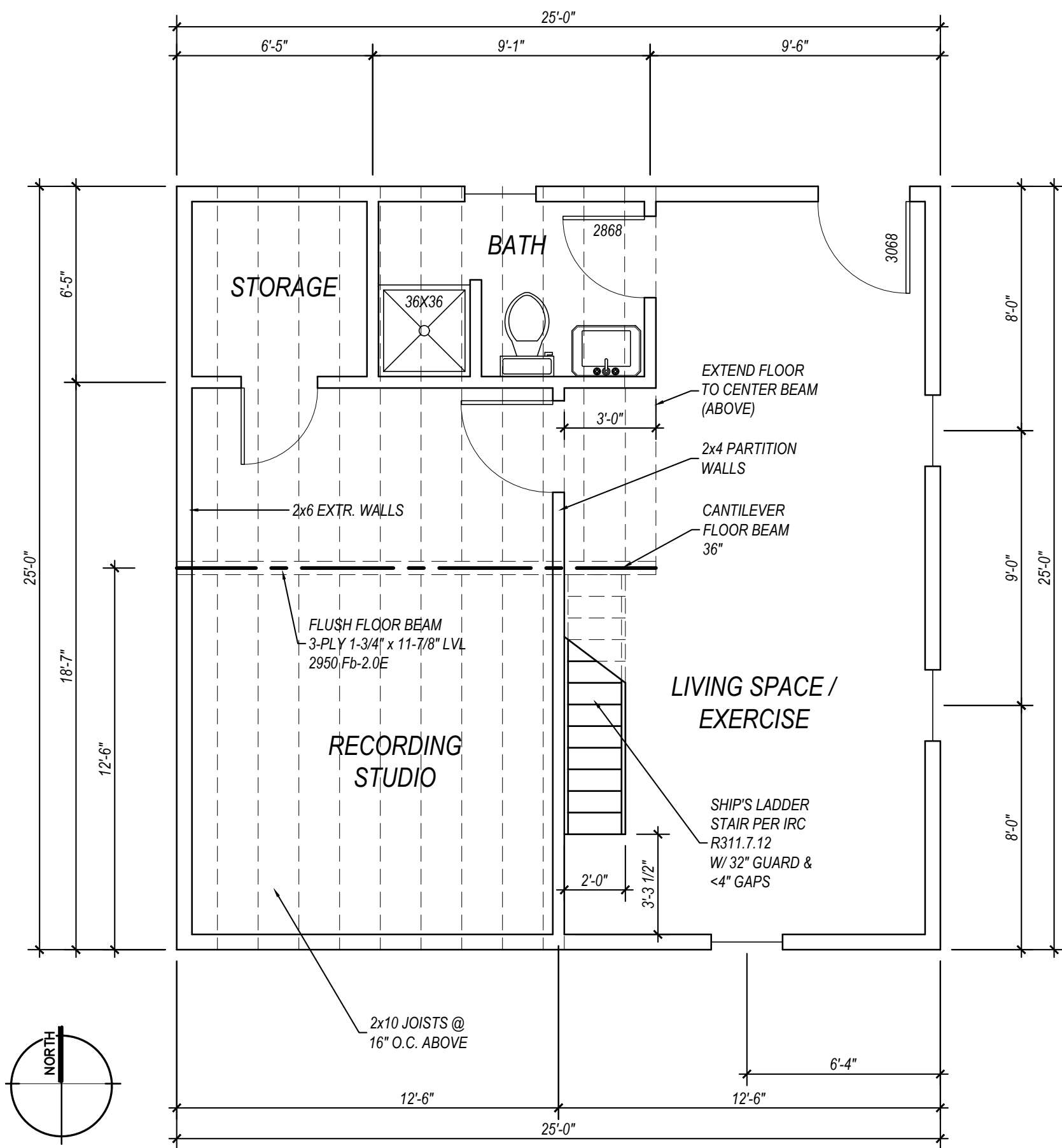
Hernly ASSOCIATES

1100 Rhode Island
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

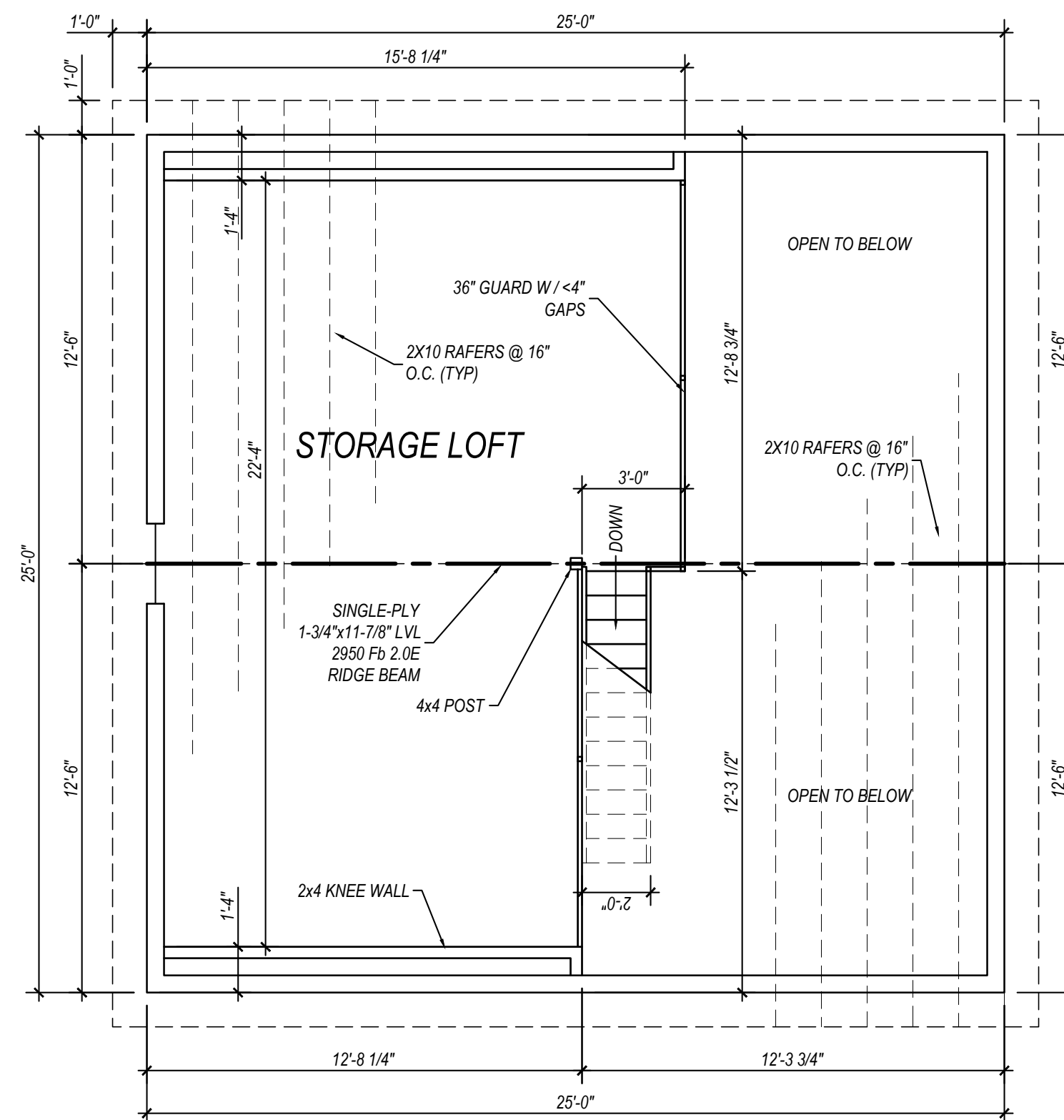
SITE PLAN

Date: 20190401
Drawn by: MMVERS
Checked by:
Revisions:

C1.0



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 STORAGE LOFT PLAN
1/4" = 1'-0"

TYPICAL NOTES:

MEET OR EXCEED 2015 IRC
 9' NOM. 2x6 @ 16" O.C. @ EXT. 1ST FLR. WALLS
 2x4 @ 16" O.C. @ PARTITIONS
 12"x30" 3000 PSI CONC. TRENCH FTG W/(3) #4 BARS HORIZ. CONT.
 4"x4000 PSI CONC. SLAB W/ #4 BARS @ 16" O.C. EACH WAY
 TYPICAL WALL BRACING - METHOD CS-WSP AS NOTED ON ELEVATIONS.
 FLOOR JOISTS: 2x10 @ 16" O.C. (SEE PLAN)
 2x10 RAFTERS @ 16" O.C.
 7/16" OSB ROOF DECK W/ 30# FELT
 HOUSE WRAP
 FLASH ABOVE WINDOWS AND DOORS
 FIBER-CEMENT LAP SIDING (MATCH EXISTING)
 5/4" WOOD, FIBER-CEMENT, OR SMART TRIM PER ELEVATIONS

ENERGY CODE (2015 IECC)
 WALL INSULATION - =R-19 MIN.
 ROOF (CATHEDRAL AREAS) - =R-30
 WINDOWS AND DOORS - =0.35 U-FACTOR

NOTES

RAIBLEY RESIDENCE ACCESSORY STRUCTURE
 331 INDIANA STREET
 Lawrence, KS

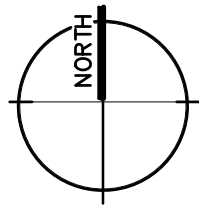
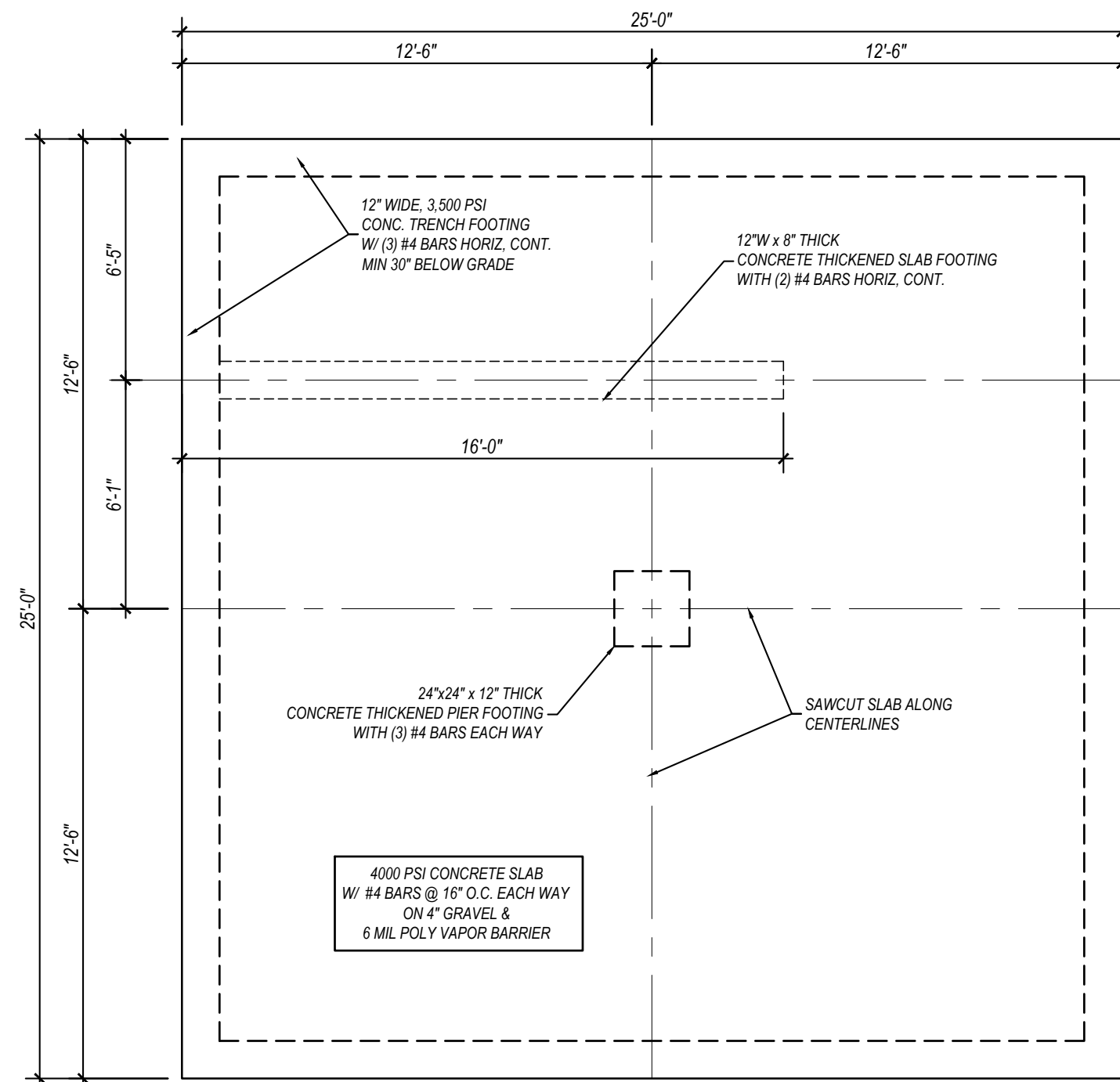
Hernly ASSOCIATES

1100 Rhode Island
 Lawrence, Kansas 66044
 785 - 749 - 5804
 FAX 785 - 749 - 1515

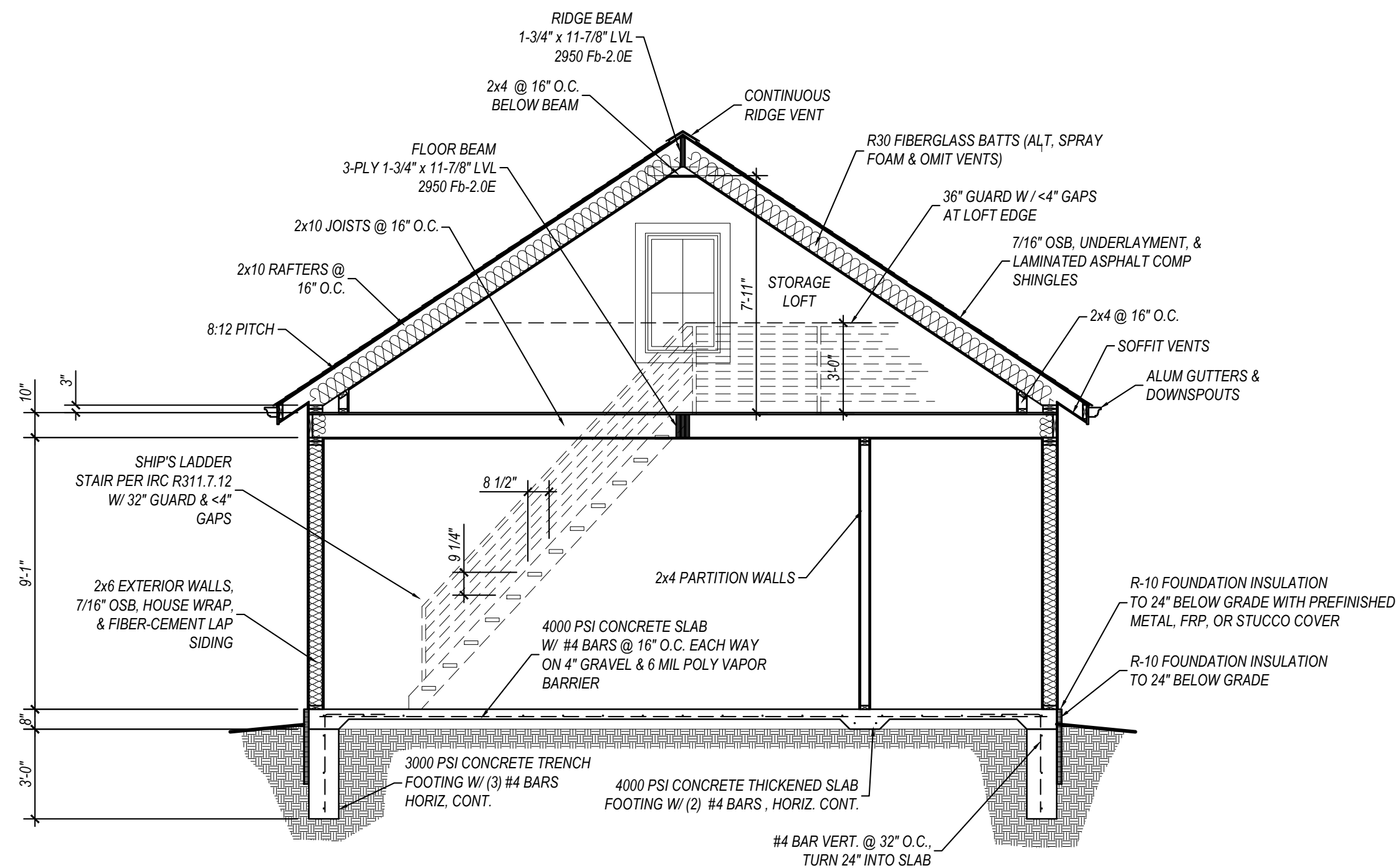
FLOOR PLAN
 ELEVATIONS

Date: 20190401
 Drawn by: MMYERS
 Checked by:
 Revisions: 20180516

A1.0



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



2 BUILDING SECTION LOOKING WEST
1/4" = 1'-0"

RAIBLEY RESIDENCE ACCESSORY STRUCTURE

331 INDIANA STREET
Lawrence, KS

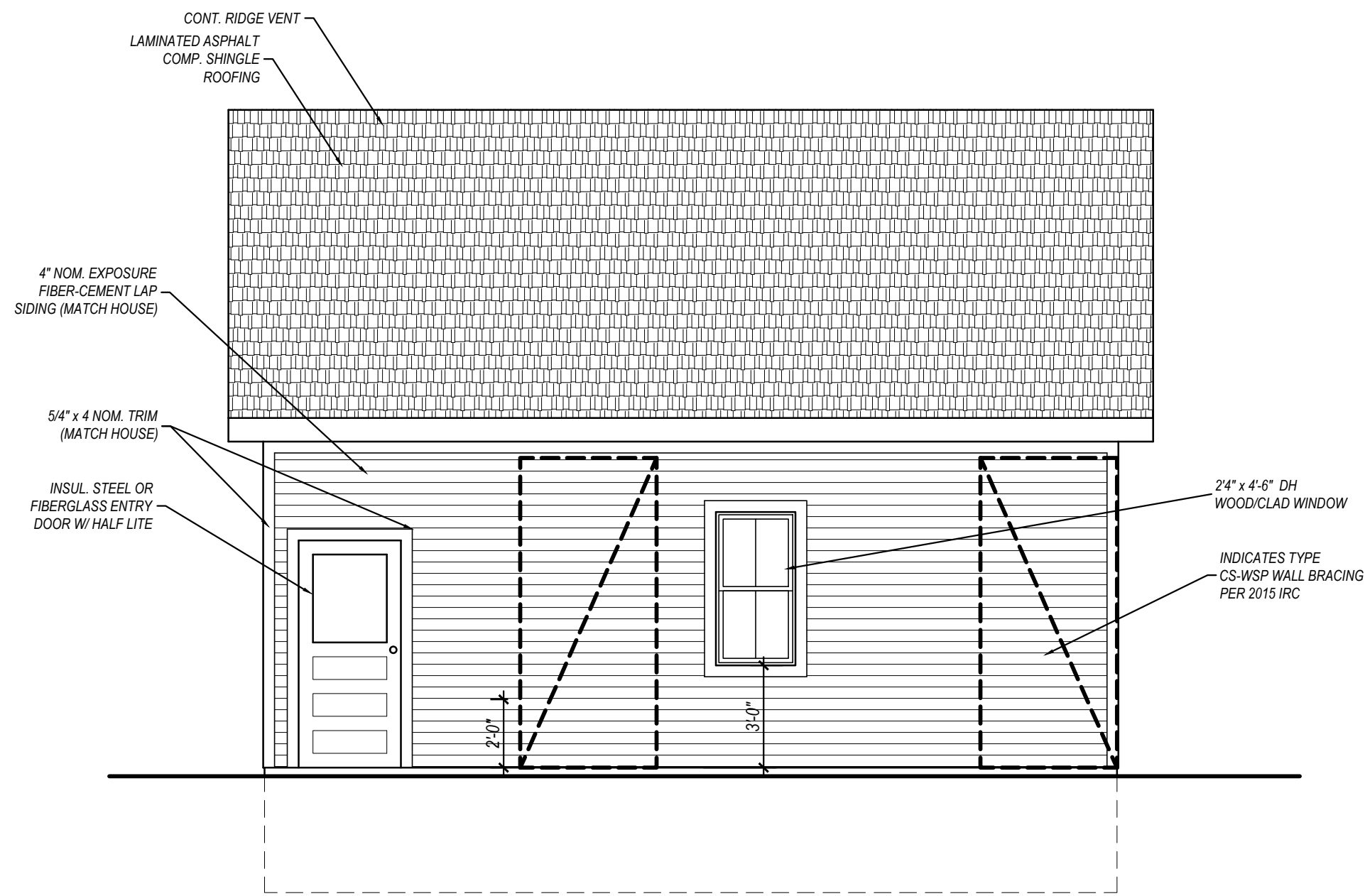
Hernly
ASSOCIATES

1100 Rhode Island
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

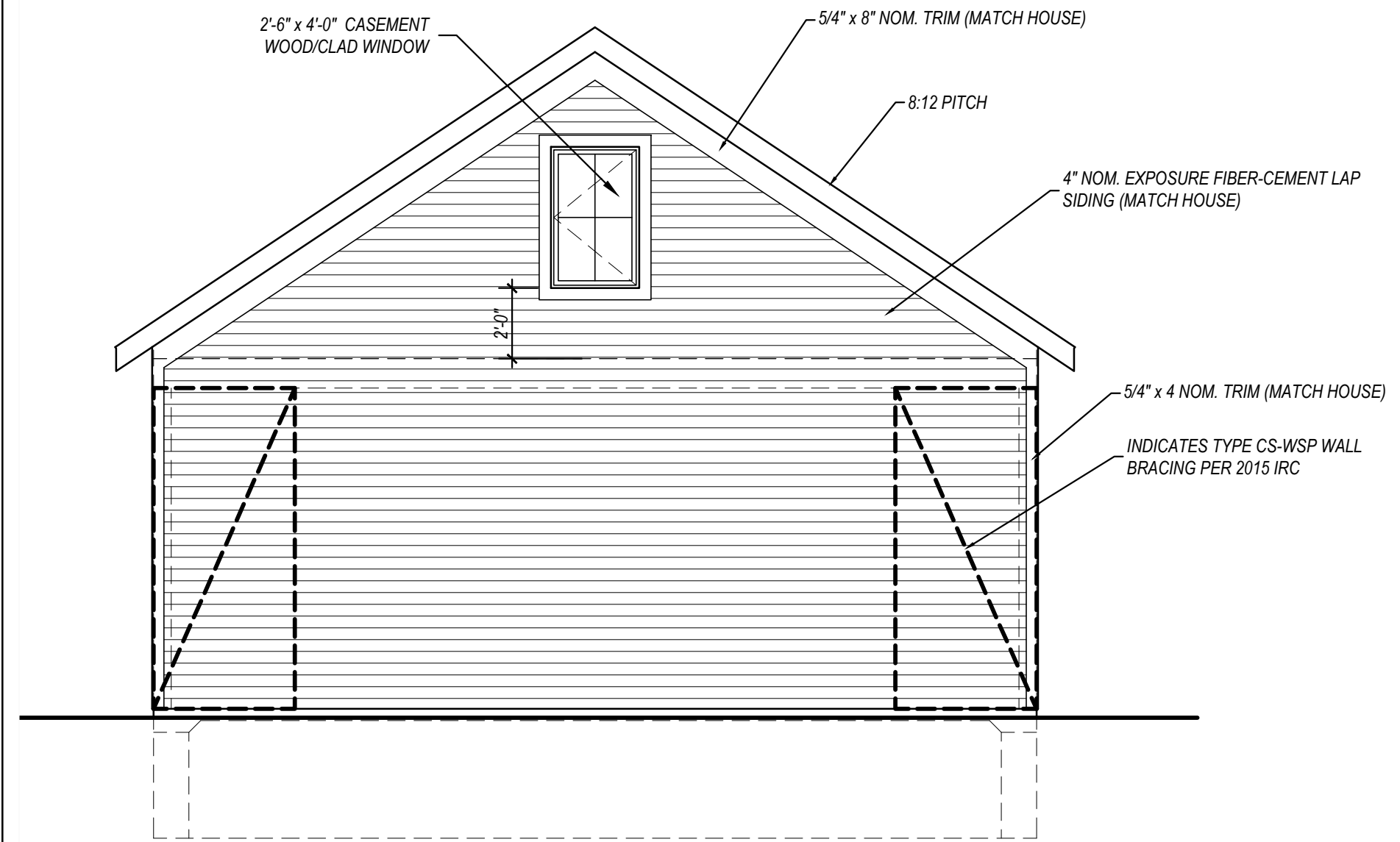
FOUNDATION PLAN
BUILDING SECTION

Date: 20190401
Drawn by: MMYERS
Checked by:
Revisions:

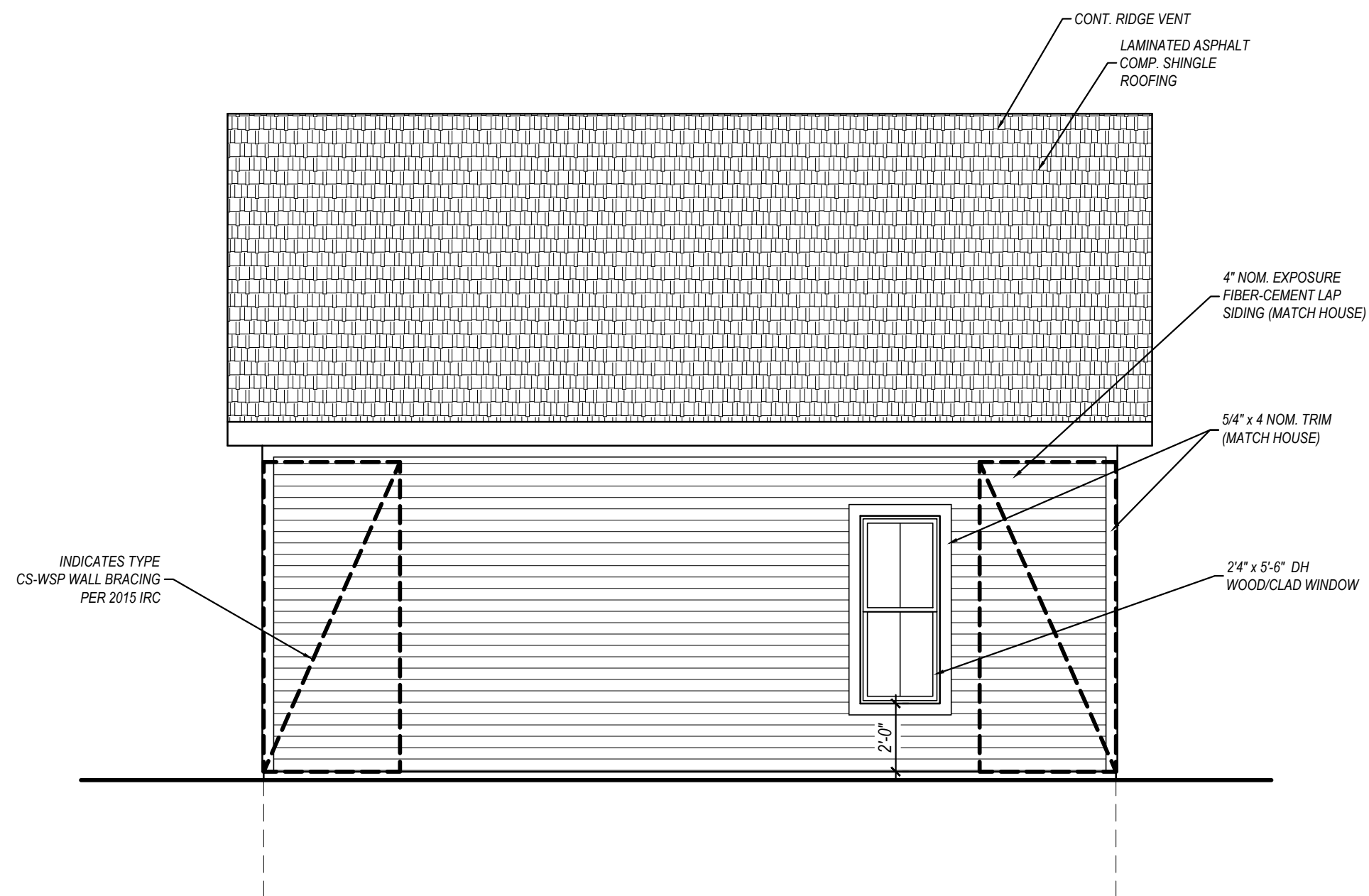
A1.1



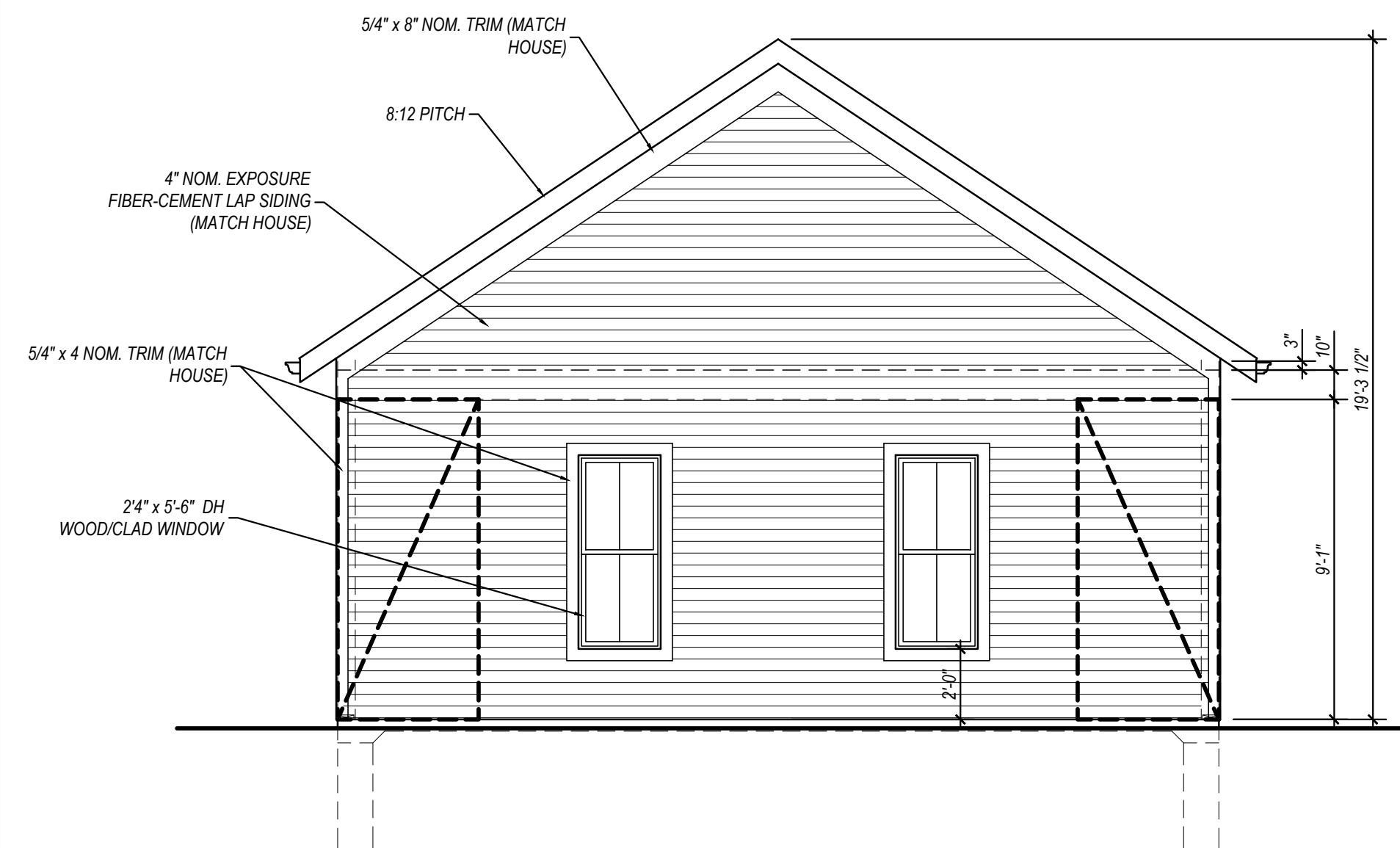
1 NORTH ELEVATION
1/4" = 1'-0"



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



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



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

RAIBLEY RESIDENCE ACCESSORY STRUCTURE

331 INDIANA STREET
Lawrence, KS

Hernly
ASSOCIATES

1100 Rhode Island
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

FLOOR PLAN
ELEVATIONS

Date: 20190401
Drawn by: MMYERS
Checked by:
Revisions:

A2.0

Lawrence Historic Resources Commission	Item No. 5
516 W. 6 th Street	DR-19-00213
Accessory Structure Demolition and New Construction	5-16-2019

<p>Applicant Michelle and Benjamin Andrews, property owners of record</p> <p>Standards for Review</p> <p>Secretary of the Interior Standards</p> <ul style="list-style-type: none"> • Standard 9 • Standard 10 <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of Dillard House (520 Louisiana Street) <p>Associated Cases DR-17-00578</p>	<p>Request The applicant proposes to demolish the existing accessory structure located at 516 W. 6th Street, and construct a new 25 foot by 31 foot three car garage.</p> <p>Reason for Request The property is located in the Pinckney I Historic District, National Register of Historic Places. The accessory structure is non-contributing to the historic district. The property is also located in the environs of the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places.</p> <p>Staff Recommendation</p> <p><u>State Law Review</u> In accordance with the <u>Secretary of the Interior’s Standards</u>, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).</p> <p>Staff also recommends the Commission direct staff to administratively review any minor alterations to the project that meet the standards. Any other revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.</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>
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Project Description

The applicant is requesting demolition of the existing 24 foot by 20 foot accessory two-car garage structure, and proposes to build a 25 foot by 31 foot three car garage in approximately the same location. The existing wood frame structure is located on a concrete foundation, has lap siding, and a gambrel roof. It is listed as a non-contributing structure to the Pinckney I Historic District, National Register of Historic Places.

The proposed new structure will be located on a concrete foundation in the same area as the existing structure and will be clad with lap siding. The gable roof will have wood shingles in the gable ends. The western gable end will have a one-over-one window. One single car garage door and one double car garage door will be located on the western elevation of the structure. A single leaf door and one, one-over-one window will be located on the southern elevation. The roof will be clad with asphalt shingles. The windows are proposed to be aluminum clad windows.

Project Review

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 condition of the existing accessory two-car garage structure is poor. While the structure can be repaired, it would require significant new materials and reconstruction. There appears to be water damage, and the structure has moved off the foundation. The structure would need to be lifted to replace the foundation and sill plates. Because of the movement of the structure off of the foundation, the structure has wracked and would need to be carefully braced for this process. Structural members that have been damaged by water and exposure to the elements would need to be replaced. The structure also has structural deterioration of roof members and studs. These elements would also require repair/replacement. The rehabilitation of the structure would likely create a structure with the majority of new materials.

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, as part of a district, or in the case of a Certificate of Appropriateness, located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property or its environment.

The character of this area in the district is generally that of a 19th Century small-town neighborhood consisting primarily of single-family homes. The streets of the district are set on a grid established in 1858. All of the blocks of the district contain alleys. The accessory structures in the district are off these alleys and are of varying sizes.

The primary structure on the parcel, circa 1890, is a two-and-a-half-story, hipped with cross-gable, frame Queen Anne dwelling that sits on a rusticated stone foundation. The new accessory structure would be compatible with the primary structure. The proposed materials will be the same as the primary structure and the shingles in the gable ends will reference the primary structure detailing.

The size of the proposed garage is larger than the existing garage and larger than most of the existing accessory structures in the environs of the listed property. It is however, similar in size to some of the new accessory structures in the area, and it is compatible in size and scale with the house and lot. The house located at 516 W. 6th Street is a larger house and the property is a double lot. The form, massing, height and scale of the proposed garage is subordinate to the existing house.

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

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

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project.

Standards 9 and 10 apply to this project.

Standard 9 states the new construction should not destroy historic materials that characterize the historic property. The existing accessory structure is non-contributing to the historic district and does not characterize the property. The existing structure does reflect the patterns and spatial relationships of the district. The removal of the existing structure and replacement with a compatible structure in a similar location will maintain the patterns and spatial relationships of the district.

Standard 9 and Standard 10 speak to the compatibility of proposed construction. The proposed materials are compatible and the design differentiation ensures that structure is not viewed as original to the site but is in keeping with the essential form and integrity of the historic district and the environment of the listed property. The materials, size, scale, and architectural features are compatible with the existing structure and the National Register district.

Because the existing structure is non-contributing to the district and the replacement structure is compatible with the district, staff is of the opinion that the proposed project meets the Secretary of the Interior's Standards.

Certificate of Appropriateness

The proposed project is located in the environs of the Dillard House (520 Louisiana Street). Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. The 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.

New construction in the environs of a listed property should be reviewed using the standards in Section 22-505 of Chapter 22. In addition, proposed 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) provides review criteria for new construction. Identified criteria for new construction includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

The proposed new structure is compatible with the environs of the listed property. It is located adjacent to the alley and continues the pattern of spatial relationships in the environs. While larger than the historic accessory structures in the environs, the proposed new structure is in scale with the primary structure on the property and is within the range of structure sizes in the environs. The materials, architectural details, roof form and fenestration patterns are compatible with the environs of the listed property.

Staff is of the opinion that the proposed project meets the standards and design criteria in Chapter 22 and is compatible with the environs of the Dillard House.

STANDARDS FOR REVIEW

Secretary of the Interior's Standards for State Law Review (K.S.A. 75-2724)

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

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

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

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

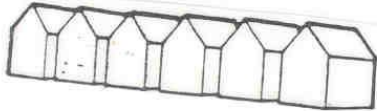
(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*

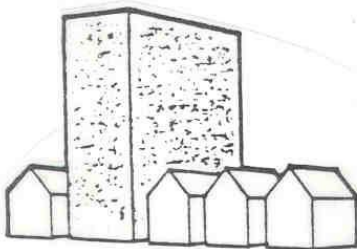
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;*
8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;*
9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.*

HEIGHT

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

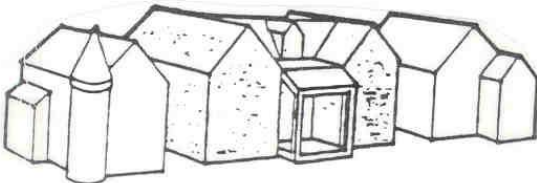


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

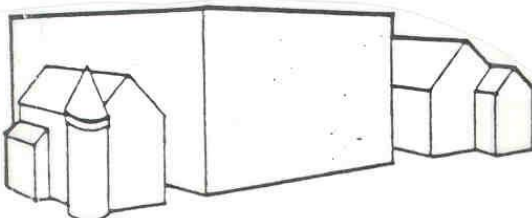


SCALE

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

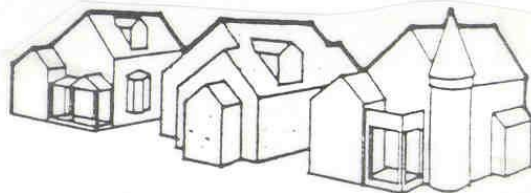


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

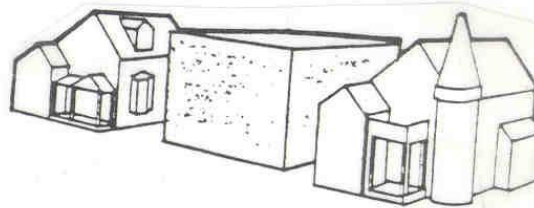


MASSING

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



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



DIRECTIONAL EXPRESSION

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



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



SETBACK

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

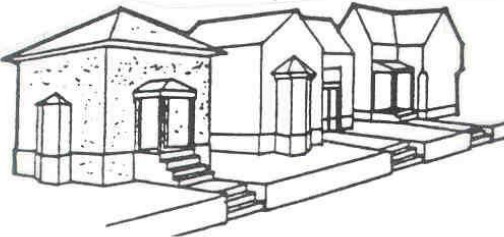


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse sitting already exists, even if proper setback is maintained.

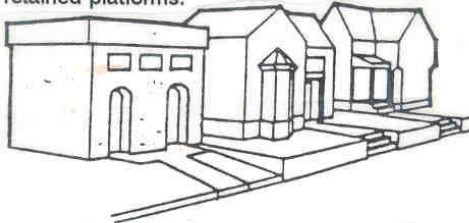


PLATFORMS

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

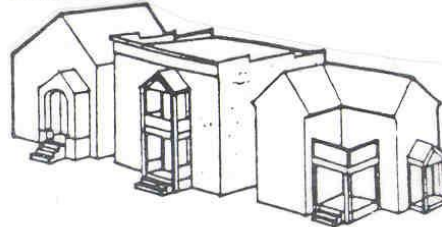


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced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

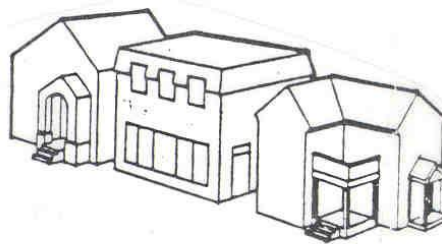


SENSE OF ENTRY

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

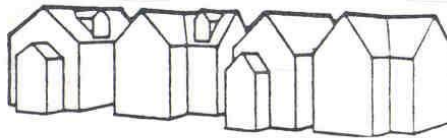


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

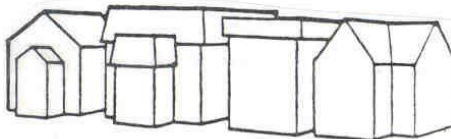


ROOF SHAPES

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



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

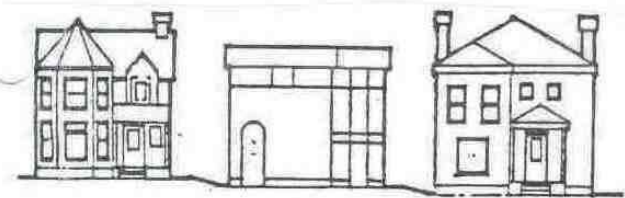


RHYTHM OF OPENINGS

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



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

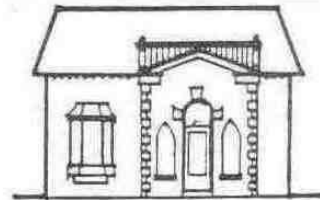


IMITATIONS

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



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



Environs

The property is located in the environs of the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. There is no environs definition for the Dillard House.





Pre-Application Meeting Required Planner _____ Date _____ Date Received _____
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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 516 W. 6th St., Lawrence, KS, 66044
 Legal Description (may be attached) Pinckney St. lots #17, #19

OWNER INFORMATION

Name(s) Michelle & Ben Andrews
 Contact _____
 Address 516 W. 6th St., ~~Law~~
 City Lawrence State KS ZIP 66044
 Phone (785) 764-6858 Fax (____)
 E-mail meezer74@yahoo.com Cell Phone (____)

APPLICANT/AGENT INFORMATION

Contact _____
 Company _____
 Address _____
 City _____ State _____ ZIP _____
 Phone (____) _____ Fax (____) _____
 E-mail _____ Cell Phone (____) _____

Existing Zoning	Existing Land Use	Proposed Land Use	# of Buildings
Total site area	Existing Building Footprint	Proposed Building Footprint <u>775 sq. ft.</u>	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage <u>350 sq. ft.</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: 516 W. 6th, Lawrence, KS 66044

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

Removal of existing detached 2-car garage in concrete. Replace with new 3-car detached garage with concrete driveway.

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

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

Contact Alan Rector
Company A-Team Custom Construction
Address 506 E. 23rd St.
City Lawrence State KS ZIP 66044
Phone (785) 856-3039 Fax (785) 856-1321
E-mail ateam3920@gmail.com Cell () _____

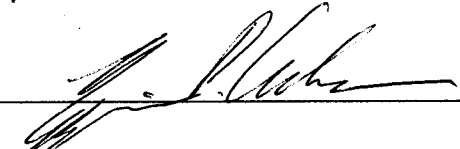
REQUIRED ATTACHMENTS:

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

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

SIGNATURE

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

Signature(s):  Date 4/15/19
Michelle Ordway Date 4-15-19

Date _____

Note: If signing by agent submit Owner Authorization Form



Demolition Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/prds/building-safety

Date: 4-15-19
Site Address: 5116 W. 10th Lawrence, KS, 66044
Legal Description (if applicable): #17, 19 Pinckney St.
Block Lot Subdivision

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

Applicant Signature: Michelle Andrews Date: 4-15-19
Applicant Name (Print): Michelle Andrews Phone: 785-764-6858
Email: meelzer 74 @ yahoo.com

Property Owner Signature: Michelle Andrews Date: 4-15-19
Property owner Name (Print): Michelle Andrews Phone: 785-764-6858
Email: meelzer 74 @ yahoo.com

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

Name (Print): _____
Address: _____
Email: _____ Email: _____

Brief Description of Structure:

Detached 2-car garage of non-historical significance.

Company Name: A-Team Custom Construction
Contact Name: Alan Rector
Address: 506 E. 23rd St., Lawrence, KS 66046
Email: a-team 3920 @ gmail.com Phone: 785-856-3039

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



506 E. 23rd St • Lawrence, KS 66046 • Phone: 785-856-3039 • Fax: 785-856-1321

Ben and Michelle Andrews
785-764-6858

516 W 6th Street
Lawrence, KS 66044

Print-date: **3-22-2019**

Attached Files:

Price Breakdown

Title	Description	Price
Permits	Permits & Inspection fees	\$1,200.00
Demo	Remove the existing garage and the concrete and haul off.	\$3,800.00
Concrete	Dig frost footings, build and install rebar cages; pour footings; set up forms and rebar for the slab of the garage and pour. Set up and pour a retaining wall on one side of the garage Pour thickened slab for the supporting wall of the stairs Set up and pour a driveway from the ally to the garage 20'x20' *Site unseen by concrete company and price is subject to change.	\$16,400.00
Framing and lumber	Build and stand walls with the proper portal framing for garage doors. Build the roof system. Install 1- 36" door, 2- 3'x5' windows. Install exterior trim and siding. Build a mezzanine storage space and a stair case along the back of the garage	\$23,000.00
Electrical	Install a sub panel, run outlets, lights and switches in the garage, and 2 exterior lights. *Site unseen by Electrician and price is subject to change.	\$4,800.00
Garage	Install 2 garage doors with openers.	\$5,600.00
Paint Exterior	Prime all bare wood and paint 1 trim color and 1 body color.	\$3,400.00
Roofing and guttering before	Install synthetic underlayment an asphalt roof system that matches the house shingles. Install gutters and downspouts	\$4,800.00

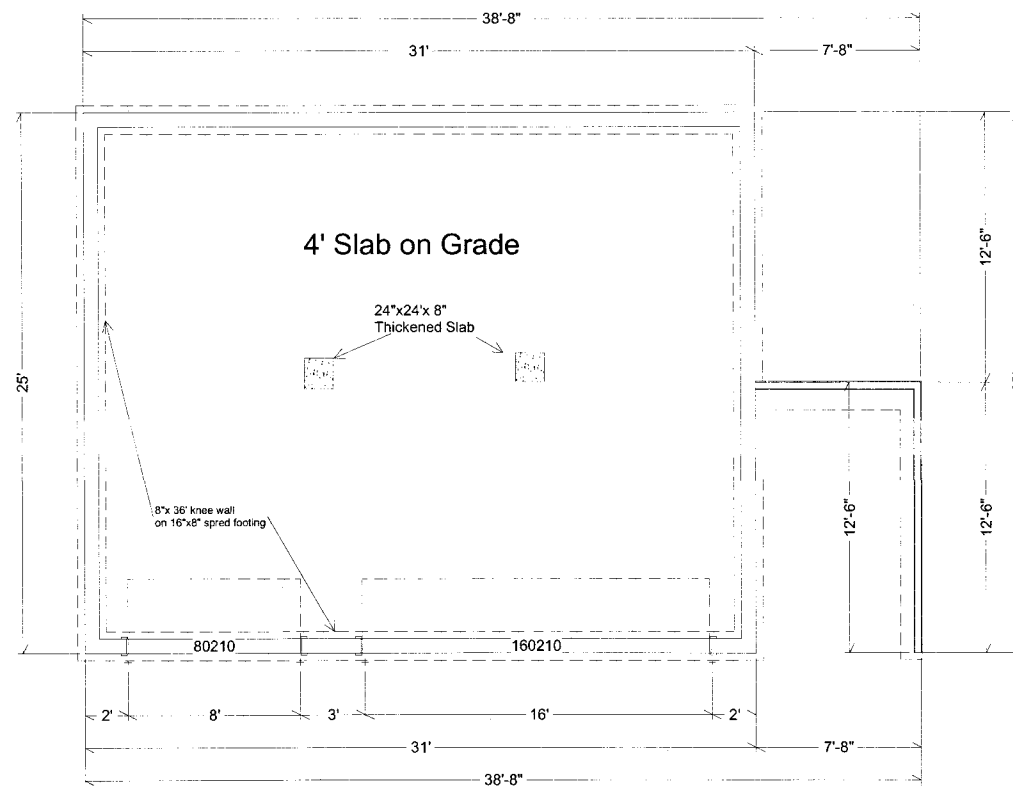
Total Price: \$63,000.00

*This estimate is an approximate cost for your project and all prices are subject to change.
I confirm that my action here represents my electronic signature and is binding.

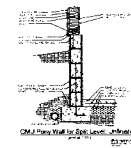


Building Materials

- concrete footings, slab, & driveway
- wood lap siding with cedar shingles to match style of the house
- asphalt roof system to match house
- aluminum clad windows



Foundation



FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH:
 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI)
 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION
 MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION. ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

REVISION TABLE	
NUMBER	DATE

A-TEAM CUSTOM
 CONSTRUCTION
 Lawrence, KS

DRAWINGS PROVIDED BY:

DATE:

3/4/19

SCALE:

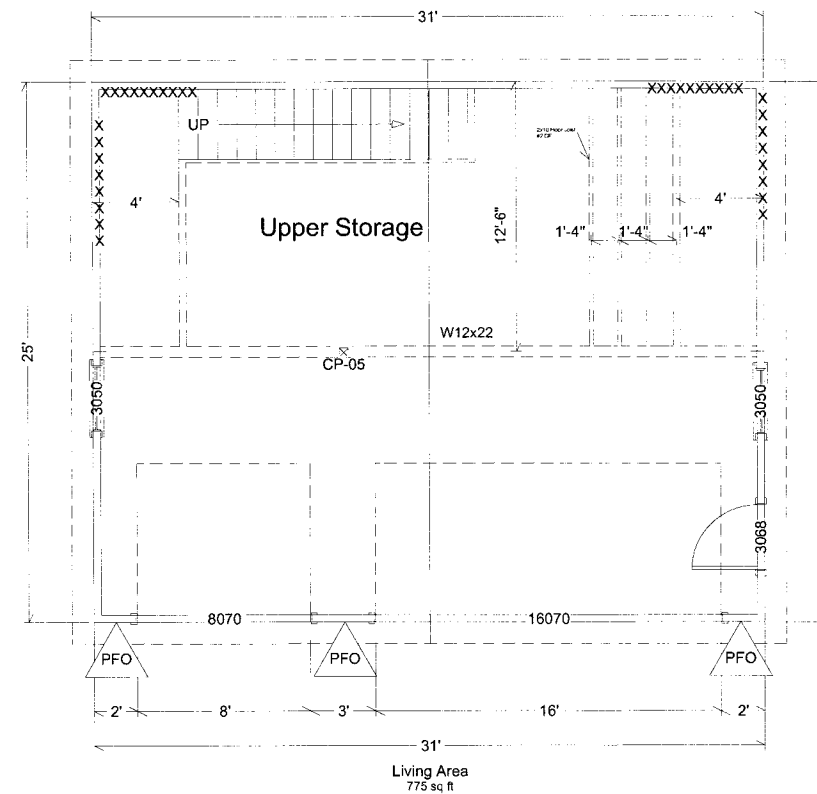
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- LUMBER SPECIES:**
1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
 2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
 3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
 4. ALL STUDS TO BE DF#2 OR BETTER.
 5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 6. ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
 7. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/15 OR 7/16" OSB.
 8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

- WALL PANEL NOTES:**
- B.P. BRACED WALL PANEL**
 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.
- I.B.P. INTERIOR BRACED WALL PANEL**
 1/2" GYP. BD PER R 502.10.3(5); 1/2" GWB EACH SIDE w/ #6 X 1 1/4" TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS
- A.B.P. ALTERNATE BRACED WALL PANEL**
 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

- FRAMING NOTES:**
1. PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
 2. PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.
 3. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
 4. PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

- GRADING NOTES:**
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 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
 4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
 5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.



1st Floor

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A-TEAM CUSTOM
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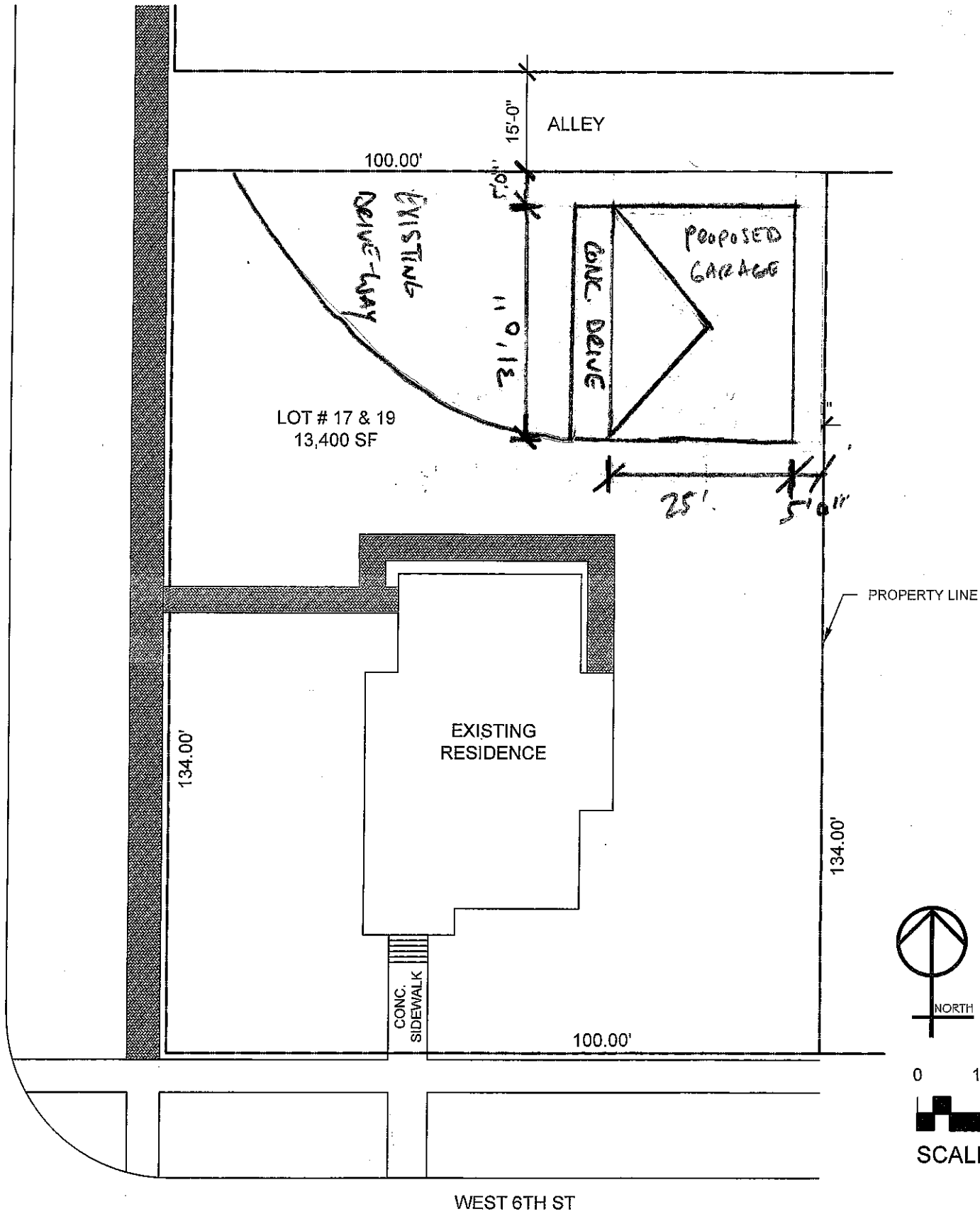
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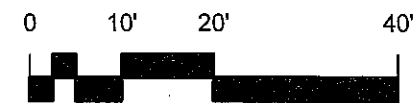
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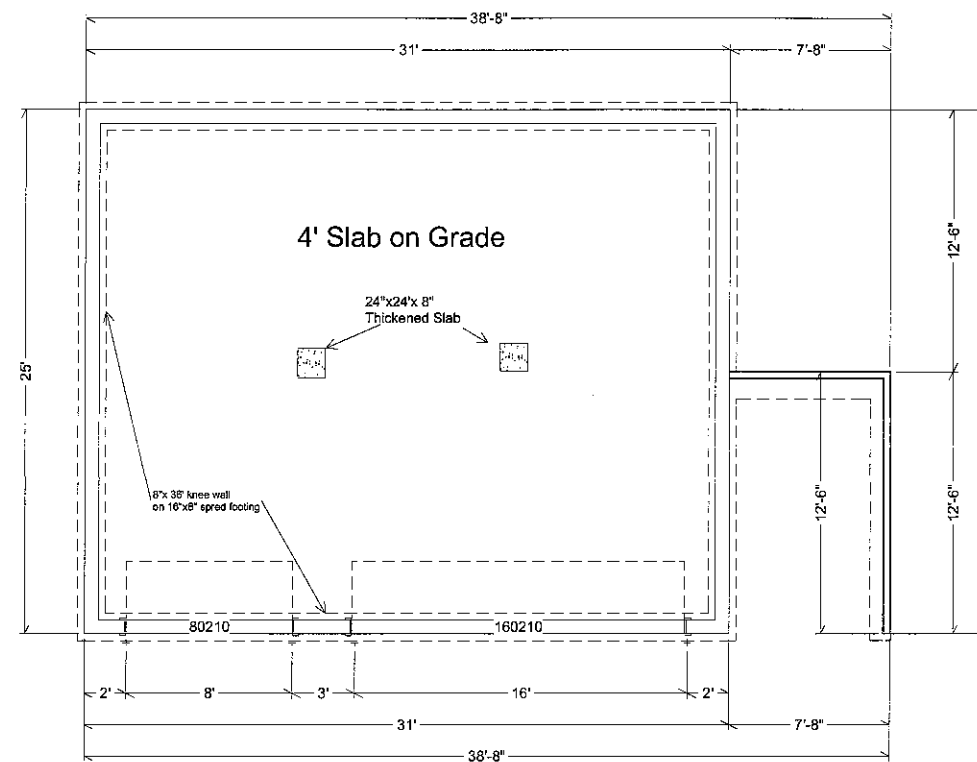
LOUISIANA



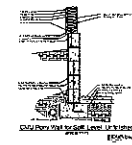
LEGAL:
LOT # 17 & 19,
PINCKNEY STREET,
CITY OF LAWRENCE,
DOUGLAS COUNTY,
KANSAS



SCALE: 1" = 20'-0"



Foundation



FOUNDATION NOTES:

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**A-TEAM CUSTOM
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Lawrence, KS

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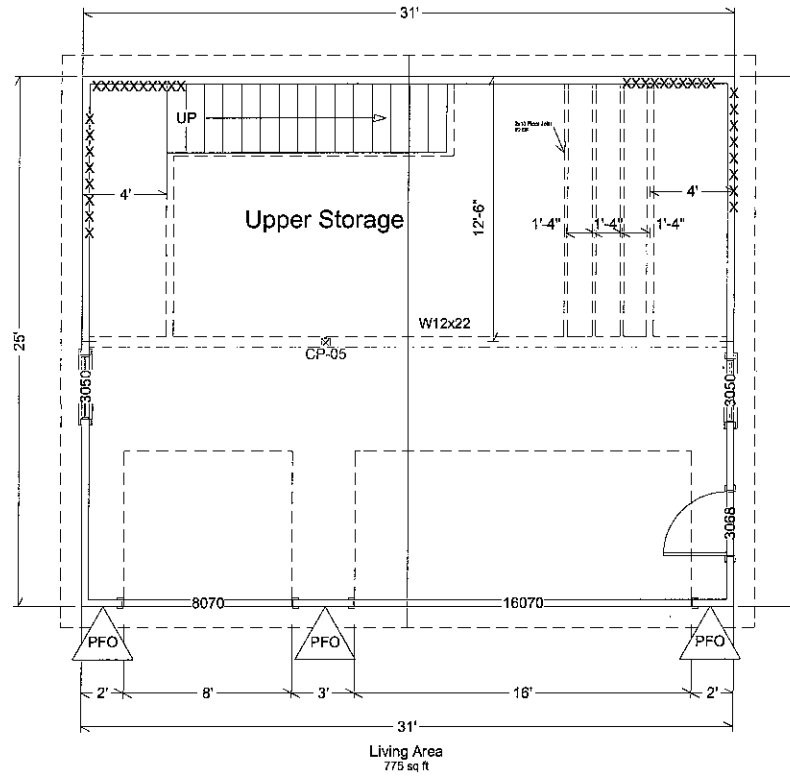
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1st Floor

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 Lawrence, KS

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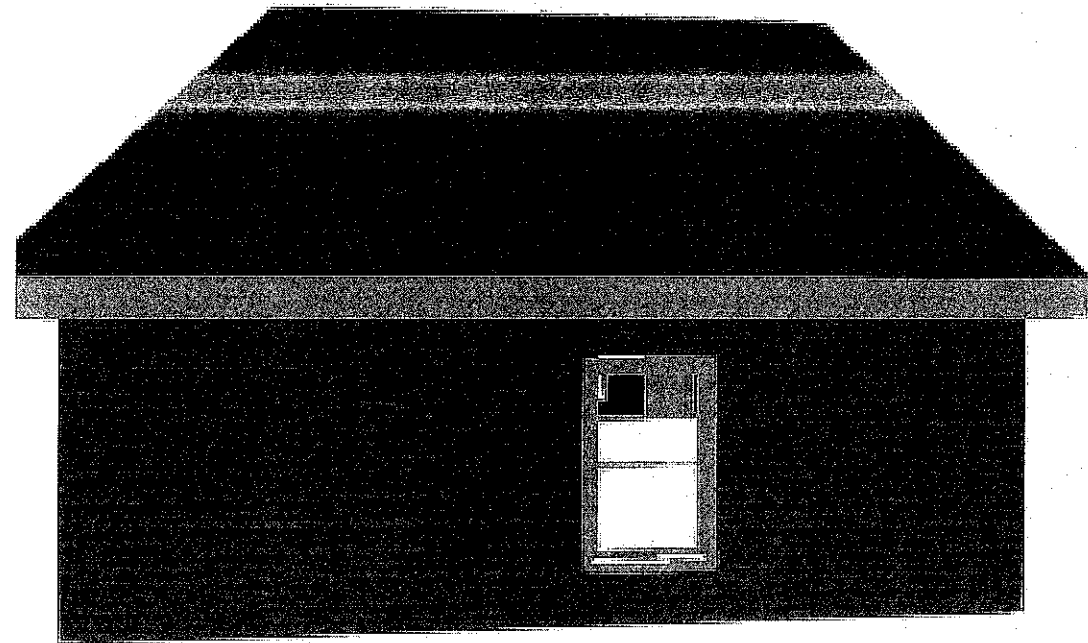
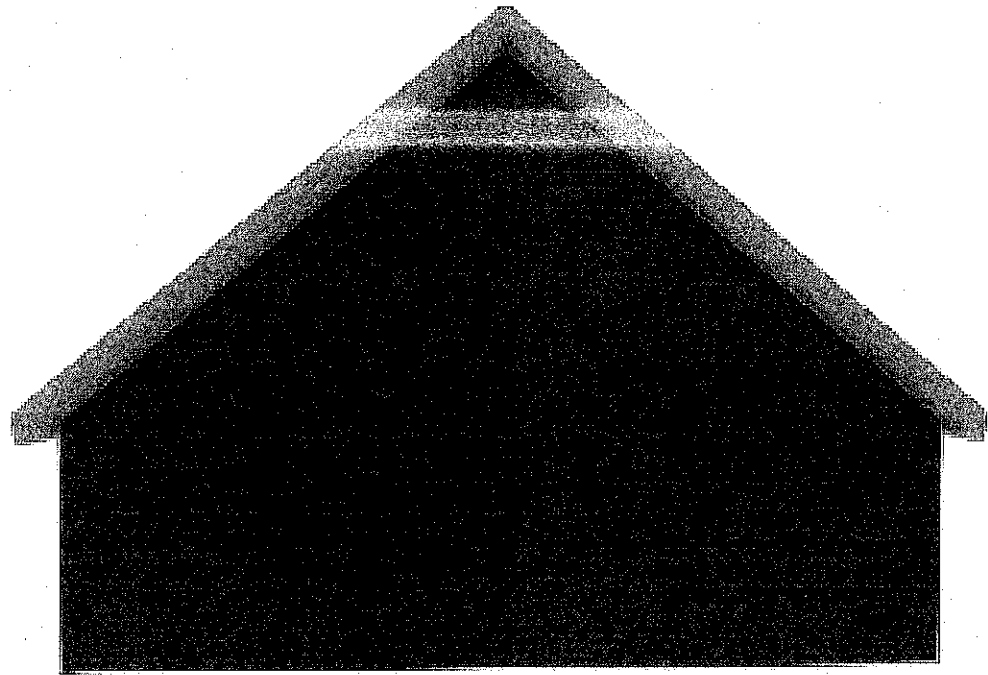
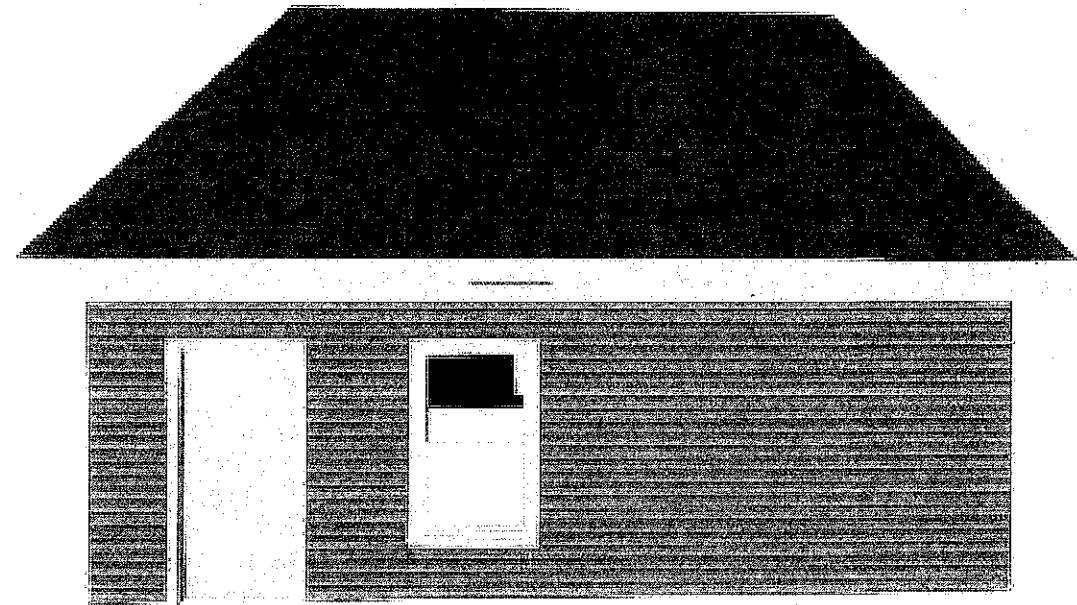
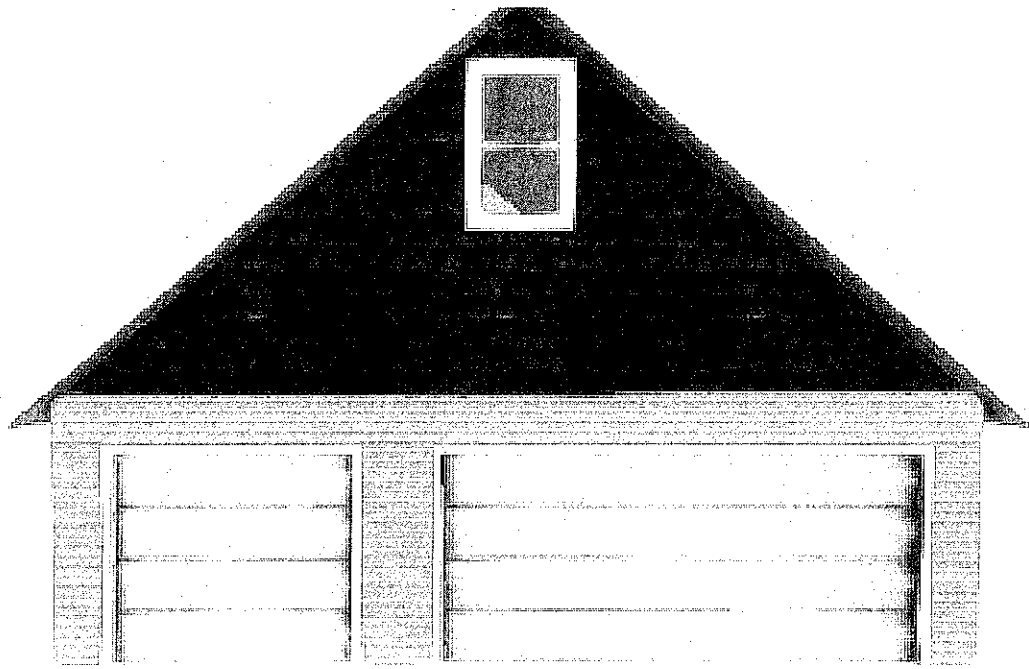
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NUMBER	DATE	REVISED BY	DESCRIPTION

A-TEAM CUSTOM
CONSTRUCTION
Lawrence, KS

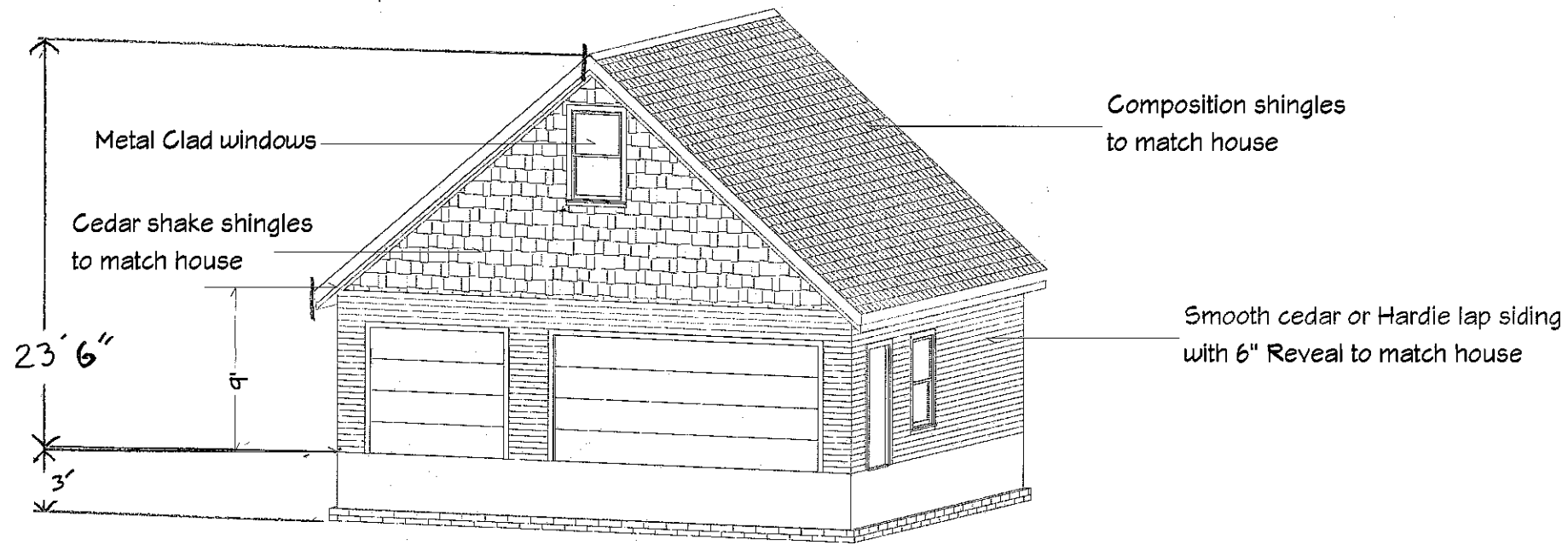
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REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

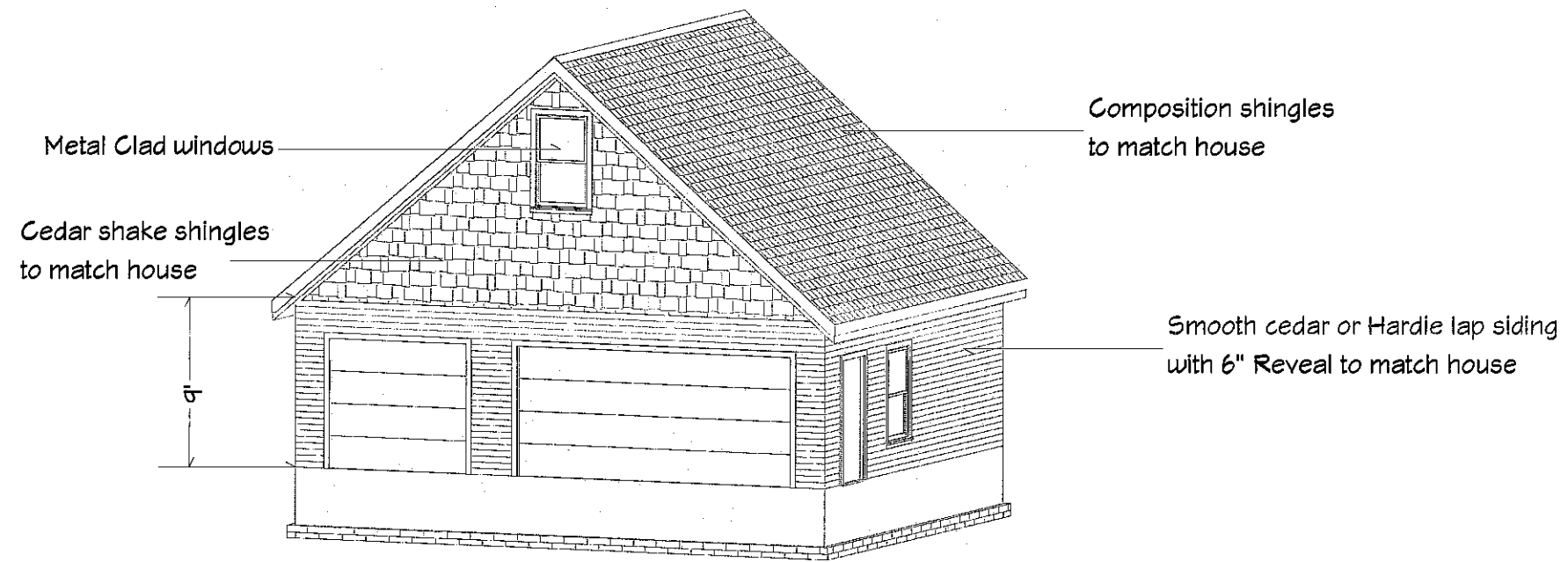
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REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:

5/5/19

SCALE:

SHEET:

Lawrence Historic Resources Commission	Item No. 6
920 Delaware Street	DR-19-00214
Roof Replacement and Roof Addition	5-16-2019

<p>Applicant Eric Jay of Struct/Restruct for Wigen-Toccalino Property LLC, the property owner of record</p> <p>Standards for Review Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of Schell House (945 Delaware Street) <ul style="list-style-type: none"> ○ Area 1 • Speer Reed House (934 Delaware Street) <ul style="list-style-type: none"> ○ Area 2 • Edmondson House (936 Pennsylvania Street) <ul style="list-style-type: none"> ○ Area 2 • Mann-Gray-Edmondson House (946 Pennsylvania Street) <ul style="list-style-type: none"> ○ Area 2 • Hobbs Park (702 E 11th Street) <ul style="list-style-type: none"> ○ Area 1 	<p>Request The applicant proposes to remove the existing flat roof on the structure located at 920 Delaware Street and replace it with a new shed roof.</p> <p>Reason for Request The property is located within the environs of the William H. Schell House (945 Delaware Street), Hobbs Park (702 E 11th Street), Speer Reed House (934 Delaware Street), Edmondson House (936 Pennsylvania Street), and the Mann-Gray-Edmondson House (946 Pennsylvania Street), Lawrence Register of Historic Places.</p> <p>Staff Recommendation <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>
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Project Description

The applicant proposes to remove the existing roof on the structure located at 920 Delaware. A new roof will have a section behind the parapet on the west elevation of the structure that will slope to the south but will not exceed the height of the parapet. A new shed roof will be installed 9 feet to the east from the parapet. This roof will have a 2:12 slope to the south and will be 5 feet tall at the peak of the shed. The 5 foot height will correspond to the existing addition to the east that has a shed roof that sheds to the east. The new shed roof will have 8, 18 inches wide by 36 inches tall windows on the north side that create a clearstory effect. The new shed roof will have corrugated metal siding and a metal roof.

Project Review

According to the Douglas County Appraiser's Office, the structure located at 920 Delaware was constructed in 1910. The structure does not show on the Sanborn Fire Insurance maps until 1927. (There are no Sanborn maps for the area from 1918 to 1927.) The majority of the area was developed with single residential dwellings on individual lots. The property adjacent to the southern property line of the subject property has always been residential. However, the subject property was originally developed as a commercial structure and has always had commercial uses.

The existing structure has a flat roof which is typical for this type of vernacular commercial structure. Deferred maintenance and the lifespan of roofs of this type have caused the roof to fail. There is water infiltration into the building that is causing interior damage to the structure. A new roof will be required for the maintenance of the structure.

The applicant proposes to install a new roof that has two sections. The section to the east directly behind the parapet of the structure will be a slightly pitched roof to help drain water from the roof. This portion of the roof will peak below the parapet. The second portion of the roof will be recessed from the parapet wall 9 feet. It will be a shed roof that sheds to the south and is 5 feet tall at the peak of the shed. There will be a series of windows from the existing roof line to the top of the shed. This treatment creates a clearstory for the structure and is considered a rooftop addition. This is not a typical design for a roof of vernacular commercial structures constructed between 1918 and 1927.

The siding of the new roof addition will be corrugated metal siding. While metal siding was used historically in commercial construction, it was not typical for the sides of masonry buildings. Metal siding was used on some flat roof structure to allow for skylights. This material was generally located behind the parapet for structures of this style and was not typically visible. The metal siding was also of a small panels crimped at the seams. If metal siding is used, staff recommends a product that does not have wide peaks and valleys with the peaks a maximum height of 2 inches.

Metal roofs have also been used historically. The metal roofs are typically flat panels with minimum height crimped edges. The proposed metal roof for this project is standing seam metal. Staff would recommend a simple metal roof with no more than 1.5 inches high seams and not more than 18 inch wide pans.

Window specifications were not addressed in the application. Staff does not recommend vinyl windows. Aluminum windows would be appropriate for this design.

Certificate of Appropriateness

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

In addition to review by 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) provides review criteria for additions to existing buildings. Identified criteria for new additions includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

The proposed project is located in the environs of William H. Schell House (945 Delaware Street), Hobbs Park (702 E 11th Street), Speer Reed House (934 Delaware Street), Edmondson House (936 Pennsylvania Street), and the Mann-Gray-Edmondson House (946 Pennsylvania Street). The environs definition for these properties, with the exception of Hobbs Park environs, identify the character of this property as different from the residential environs of the listed properties. The definitions allow for commercial and industrial structures in this area.

There are few commercial structures in the environs of the listed properties. The structures that do exist are vernacular in design. The proposed project creates a rooftop addition that is not typical for commercial structures of this vernacular design or age. If the property were a listed structure, the rooftop addition would not be appropriate. The structure, however, is not listed in any historic register nor is it contributing to a historic district. The addition is set back from the parapet of the structure which is the character defining element for the structure. This allows for the form of the structure to be recognized as a historic form.

Standard 9 for the review for a Certificate of Appropriateness states that “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.” The proposed new rooftop addition is contemporary in design, but it does not destroy significant historical, architectural, or cultural material, and it is compatible with the size, scale, color, and materials of the listed properties.

Staff is of the opinion that the project, as proposed, meets the intent of Chapter 22 and the environs definition for the William H. Schell House (945 Delaware Street), Hobbs Park (702 E 11th Street), Speer Reed House (934 Delaware Street), Edmondson House (936 Pennsylvania Street), and the Mann-Gray-Edmondson House (946 Pennsylvania Street).

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

Environs for the William H. Schell House (945 Delaware Street)

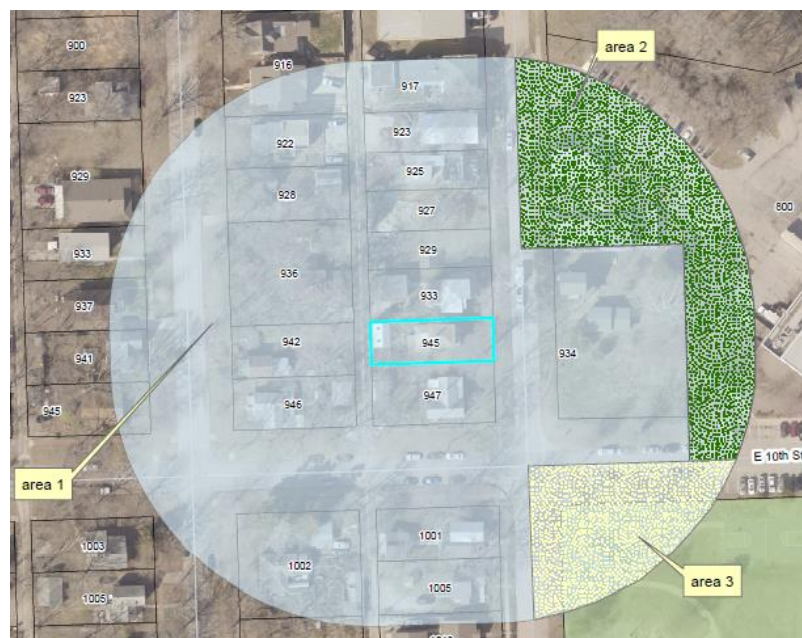
The subject property is located in Area 2 for the Environs for the 945 Delaware Street, the William H. Schell House, and should be reviewed in the following manner.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial and industrial areas the neighborhood. However, the area should create a transition area between the commercial and industrial area to the residential area if possible.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.



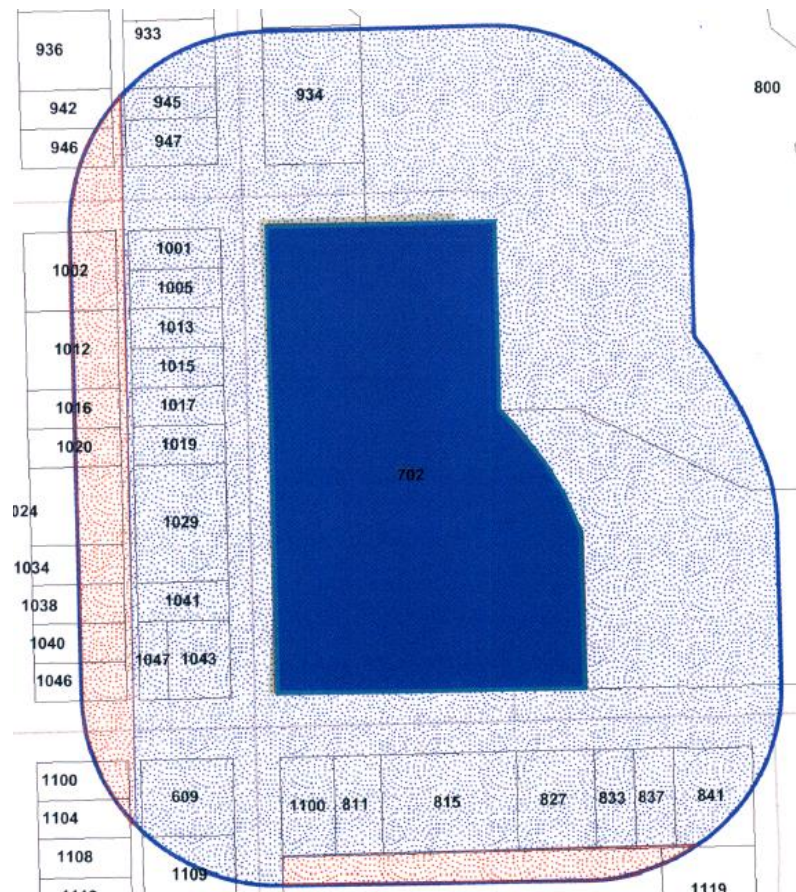
Environs for Hobbs Park (702 E 11th Street)

The proposed project is located in Area 1 of the Environs for the Hobbs Park located at 702 E. 11th Street and should be reviewed in the following manner.

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

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc.,) will be reviewed by the Historic Resources Commission. All design elements are important. 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.



Environs for the Speer Reed House (934 Delaware Street)

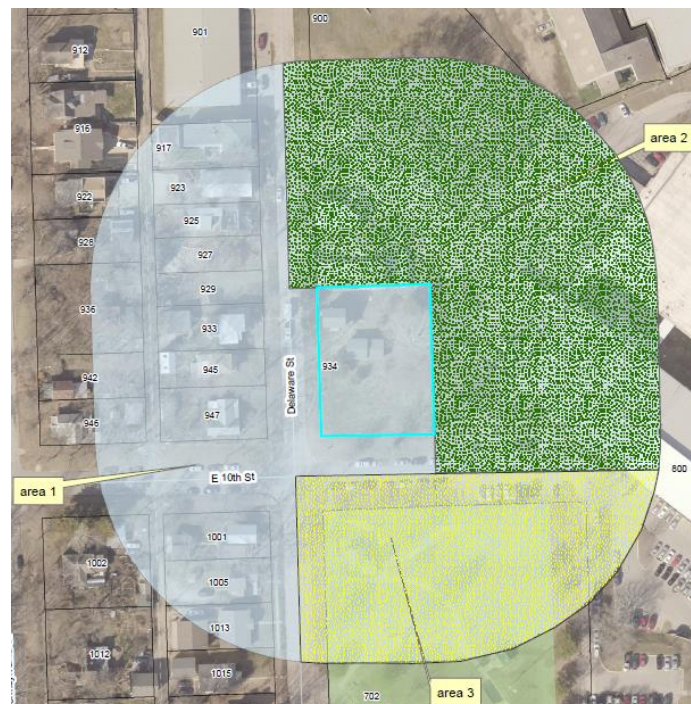
The proposed project is located in Area 2 of the Environs for the Speer Reed House and should be reviewed in the following manner.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial and industrial areas the neighborhood. However, the area should create a transition area between the commercial and industrial area to the residential area if possible.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.



Environs for the Edmondson House (936 Pennsylvania Street)

The proposed project is located in Area 2 of the Environs for the Edmondson House and should be reviewed in the following manner.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial and industrial areas of the neighborhood. However, the area should create a transition area between the commercial and industrial areas and the residential area if possible.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings 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 for demolition of main structures, new infill construction, significant additions (additions greater than 20% of the existing footprint), will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.



Environs for the Mann-Gray-Edmundson House (946 Pennsylvania Street)

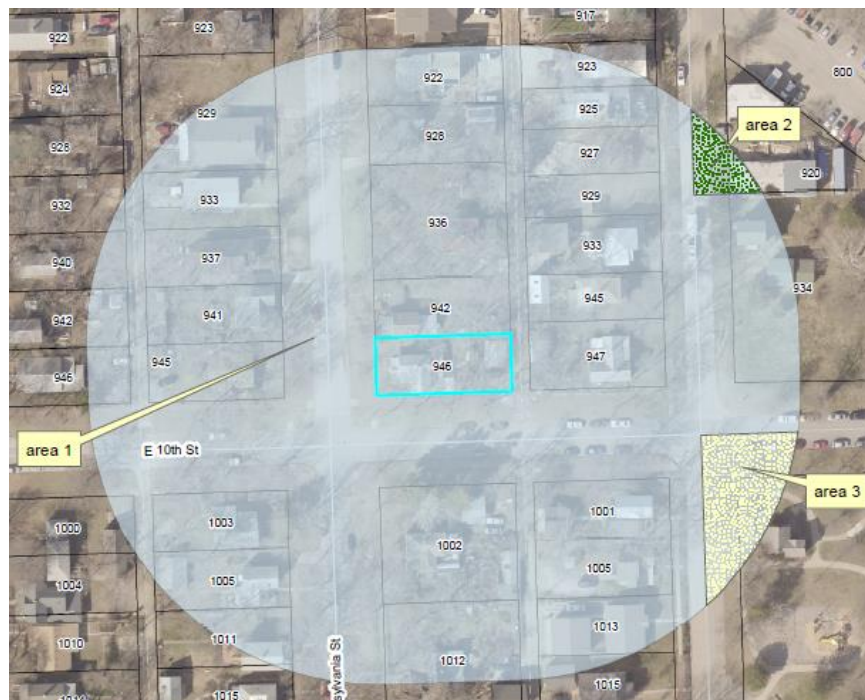
The proposed project is located in Area 2 of the Environs for the Mann-Gray-Edmundson House and should be reviewed in the following manner.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial and industrial areas the neighborhood. However, the area should create a transition area between the commercial and industrial area to the residential area if possible.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.



RECEIVED

APR 15 2019

Planning & Development Services
City of Lawrence/Douglas County, KS



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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

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

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 920 DELAWARE ST., LAWRENCE, KS 66044

Legal Description (may be attached) EVEN LOWER EAST SIDE ADD LT 1 (PLAT 2013)

OWNER INFORMATION

Name(s) WIGEN-TOCCALINO PROPERTY LLC

Contact LOUIS WIGEN-TOCCALINO

Address 920 DELAWARE ST.

City LAWRENCE State KS ZIP 66044

Phone (____) _____ Fax (____) _____

E-mail DECADE.LFK@GMAIL.COM Cell Phone (785) 550-3199

APPLICANT/AGENT INFORMATION

Contact ERIC JAY

Company STRUCT/RESTRUCT, LLC

Address 1146 HASKELL AVE.

City LAWRENCE State KS ZIP 66044

Phone (____) _____ Fax (____) _____

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

Existing Zoning IL	Existing Land Use RETAIL	Proposed Land Use RETAIL	# of Buildings 2
Total site area .21 ACRES	Existing Building Footprint 1917 SF	Proposed Building Footprint NOT CHANGING	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage NOT CHANGING		

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:**

920 DELAWARE ST.

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

REMOVE EXISTING ROOF. REPLACE WITH NEW SHED ROOF TRUSSES. TRUSSES TO BE 2:12 PITCH AND HAVE UPPER CLERESTORY WINDOWS ALONG THE NORTH SIDE. ROOF MATERIAL TO BE STANDING SEAM METAL.

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

THE ORIGINAL EXISTING ROOF WAS INPROPERLY BUILT AND EXTREMELY UNDERSIZED STRUCTURALLY CAUSING THE ROOF TO SAG AND CREATING A POOLING AFFECT ON THE ROOF, WHICH OVER TIME CREATES LEAKING THROUGHOUT THE ENTIRE ROOF. THE NEW ROOF WILL ALLOW FOR PROPER DRAINAGE.

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

Contact ERIC JAY
Company STRUCT/RESTRUCT, LLC
Address 1146 HASKELL AVE.
City LAWRENCE State KS ZIP 66044
Phone (____) _____ Fax (____) _____
E-mail ERIC@STRUCTRESTRUCT.COM Cell (785) 760.6473

REQUIRED ATTACHMENTS:

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

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

SIGNATURE

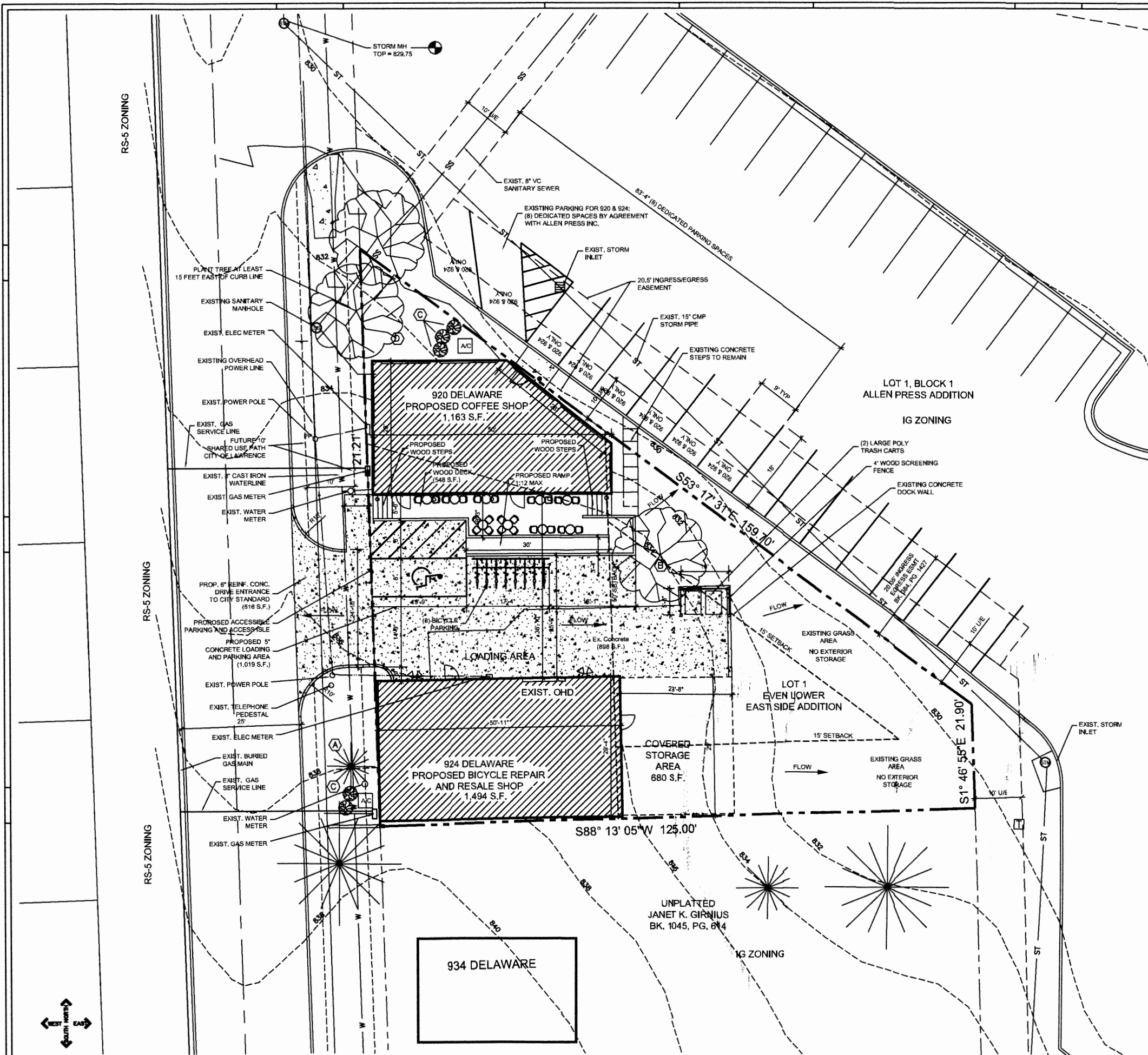
I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s):  Date 04.15.19

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form



ZONING: IL - LIMITED INDUSTRIAL
LEGAL DESCRIPTION: Even Lower East Side Addition, Lot
PROJECT DESCRIPTION: Building remodel and site modifications for food and beverage sales use - Coffee Shop, used as-is for a bicycle repair shop.
PROPERTY OWNER: Struct/Restruct LLC
 920-1/2 Delaware Street
 Lawrence, Kansas 66044
ARCHITECT: Hernly Associates, Inc.
 920 Massachusetts St. Suite 2
 Lawrence, KS 66044-2868

PROPERTY SURFACE SUMMARY

EXISTING SUMMARY	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS = 3,337 S.F.	TOTAL BUILDINGS = 3,337 S.F.
TOTAL PAVEMENT = 1,972 S.F.	TOTAL PAVEMENT = 935 S.F.
TOTAL IMPERVIOUS = 4,272 S.F.	TOTAL IMPERVIOUS = 5,309 S.F.
TOTAL PERVIOUS = 1,628 S.F.	TOTAL PERVIOUS = 1,628 S.F.
TOTAL PROPERTY AREA = 8,949 S.F.	TOTAL PROPERTY AREA = 8,949 S.F.

Per the requirements in Article 9 of the Development Code:
 Fast Order Food - 1 space per 100 SF + 1 per employee
 General Retail - 1 space per 300 GSF

North Building: Customer Service Area = 8505 S.F. (incl. part of outdoor deck)
 850/100 + 2 employee = 11 spaces req.
 South Building: = 1,494 GSF
 1,494/300 = 5 spaces req.
 Total Required = 16 spaces
 Total Provided = 9 spaces
 Variance Request = 7 spaces

Notes: (1) accessible space to be developed on site and (8) spaces are included in a parking agreement with Allen Press Inc. The spaces provided by agreement are in an existing 20.5' wide ingress/egress easement recorded in book 384 page 1427. The parking agreement has been recorded in book# 1110 and page#4000.
 Bike Parking = (8) spaces provided
OUTDOOR DINING:
 Per City Code Section 9-902, the outdoor dining area will be managed to prevent stormwater pollution. Food waste, trash, cigarettes and other solid wastes will be collected and disposed of properly. Collection must be frequent enough to prevent wastes carried off by wind or stormwater runoff. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff. Fluid waste, including wastewater from pavement or furniture cleaning, will be collected and discharged to the sewer system.

Refuse created by these two small businesses will be minimal. Refuse disposal will be handled with two large size rolling poly trash carts. A 4' tall wood screen fence will be constructed.
BENCHMARK:
 Site grading is based on and tied to NGS benchmark T 368: A stainless steel rod in hand hole located 190.9' north of the centerline of East 13th Street and 23.6' east of the centerline of Oregon Street. Elevation is 827.39' (NAVD 88).
 Local Benchmark: Storm sewer manhole in eastern Delaware R.O.W. in Allen Press Addition. Elevation 829.75'
 Minimum Lot Area - reduction from 20,000 S.F. to 8,949 S.F. (January 2013)

Zoning Variances Approved: B-13-00511 1/2/14
 Parking - reduction from 16 to 9
 Front Setback - reduction from 50 feet to zero feet
 Side and Rear Setback - reduction from 15 feet to zero feet
 Design Review Approved: DR-2-28-12

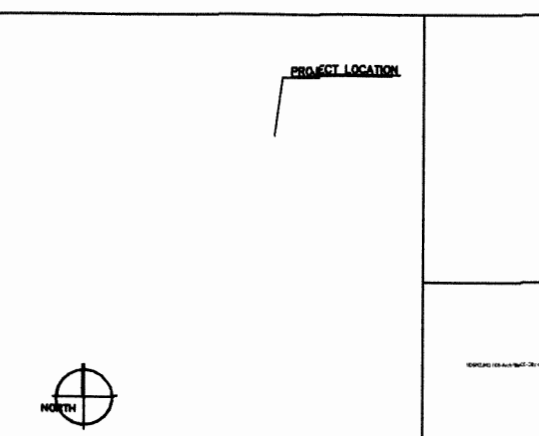
LIGHTING NOTES

- 75 WATT DECORATIVE WALL LIGHT
- 75 WATT DECORATIVE WALL SCONCE
- 75 WATT 2-LAMP FLOOD

LANDSCAPING

KEY	NAME	QUAN	SIZE	NOTES
(A)	Blue Spruce	1	1.5" CAL.	Existing
(B)	Deciduous Tree	1	12" CAL.	Existing
(C)	Winged Eronymous	5	GAL.	Proposed
(D)	Armstrong Maple	1	2" CAL.	Proposed

SITE NOTES



920 - 924 DELAWARE
LAWRENCE, KANSAS

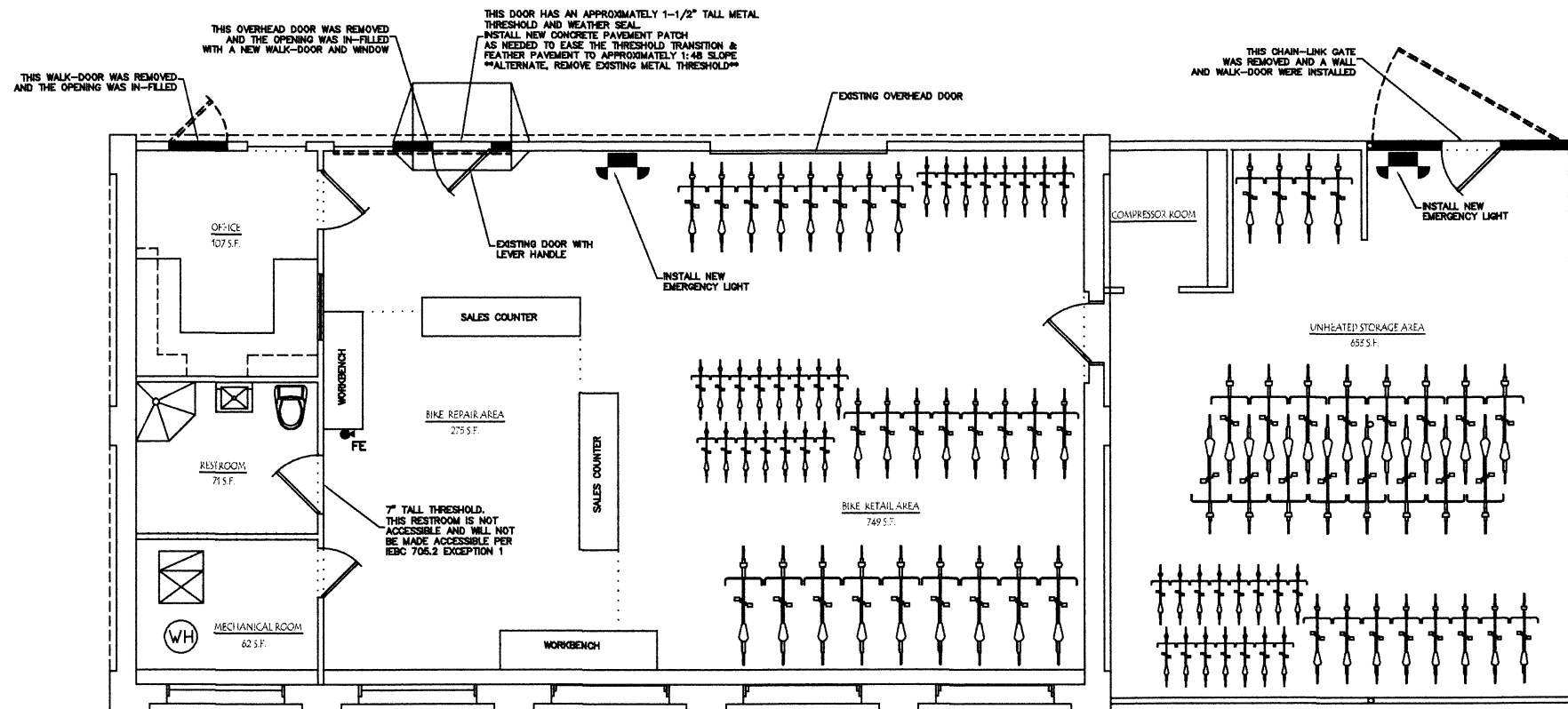
Hernly ASSOCIATES
 920 Massachusetts
 Lawrence, Kansas
 66044
 785-749-5808
 FAX 785-749-1515

DRAWINGS
 Date: 2014/01/24
 Drawn by:
 Checked by:
 Revisions:

C1.0

1 SITE PLAN
1" = 10'-0"

LOCATION MAP

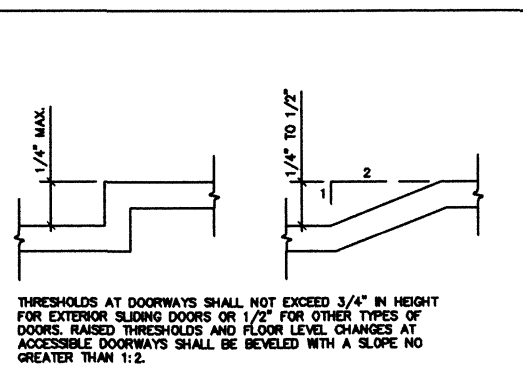


1 FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME: LAWRENCE RE-CYCLERY
PROJECT DESCRIPTION: CHANGE OF USE FROM WOOD SHOP TO BICYCLE REPAIR AND RESALE SHOP
PROJECT LOCATION: 924 DELAWARE STREET, LAWRENCE, KANSAS 66044
PROPERTY OWNERSHIP CONTACT: ERIC JAY, 920-1/2 DELAWARE STREET, LAWRENCE, KANSAS 66044, PHONE - (785)760-6473, eric@structrestruct.com
ARCHITECT: MIKE MYERS, HERNLY ASSOCIATES, INC., 920 MASSACHUSETTS, SUITE 2, LAWRENCE, KANSAS 66044, P. 785-749-5808, mike@hernly.com
CODES/REGULATIONS UTILIZED: 2012 INTERNATIONAL BUILDING CODE, 2012 INTERNATIONAL FIRE CODE, 2012 INTERNATIONAL EXISTING BLDG. CODE, 2012 INTERNATIONAL MECHANICAL CODE, 2012 NATIONAL ELECTRICAL CODE, 2012 INTERNATIONAL PLUMBING CODE
CONSTRUCTION TYPE: BUILDING - TYPE V-B - 1 STORY
CONSTRUCTION: LEVEL 2 ALTERATION: CHANGE OF USE, CHANGE OF EXISTING DOORS
OCCUPANCY GROUPS: M-PRIMARY WITH ACCESSORY S-1
ACCESSIBILITY: ONE ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO ENTRY DOOR, SERVICE COUNTER, AND RETAIL FLOOR
 THE COST OF MAKING THE EXISTING RESTROOM ACCESSIBLE WOULD WELL EXCEED 20% OF THE COST OF THE WORK TO THE PRIMARY FUNCTION AREAS (SEE IBC 705.2, EXCEPTION 1).

BUILDING OCCUPANCY: MAIN LEVEL
 RETAIL AREA = 749 S.F. OLF=30, 749/30 = 25 OCC.
 REPAIR AND OFFICE AREAS = 453 S.F. OLF=100, 453/100 = 5 OCC.
 STORAGE/MECHANICAL = 715 S.F. OLF=300, 715/300 = 3 OCC.
 TOTAL S.F. = 1,917 S.F. TOTAL OCC. = 33 OCC.
EXITING: REQUIRED = (1) PER TABLE 1015.1 PROVIDED = (2) DIRECT AT MAIN FLOOR
OCCUPANTS FOR PLUMBING: OCCUPANTS = 33
PLUMBING FIXTURES REQUIRED: 33 OCC. < 100 OCC. PER CITY CODE AMENDMENT 5-212, 1 FIXTURE REQUIRED, 1 FIXTURE PROVIDED
FIRE SEPARATIONS: BUILDING IS CONSIDERED AS NON-SEPARATED
FIRE SPRINKLING: NONE
FIRE ALARM: NONE
FIRE EXTINGUISHERS: 2A-10BC / 3000 S.F. & WITHIN 75 FEET OF TRAVEL

FE FIRE EXTINGUISHER
EL EMERGENCY LIGHT
ADA NOTE: This plan has been designed with reasonable professional efforts to comply with the provisions of The Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities, Appendix A to 28 CFR Part 36. No warranty is given that this plan complies with all interpretations of said provisions.



THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2" FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

CODE FOOTPRINT DATA

THRESHOLD DETAIL

LAWRENCE RE-CYCLERY
924 DELAWARE
LAWRENCE, KANSAS

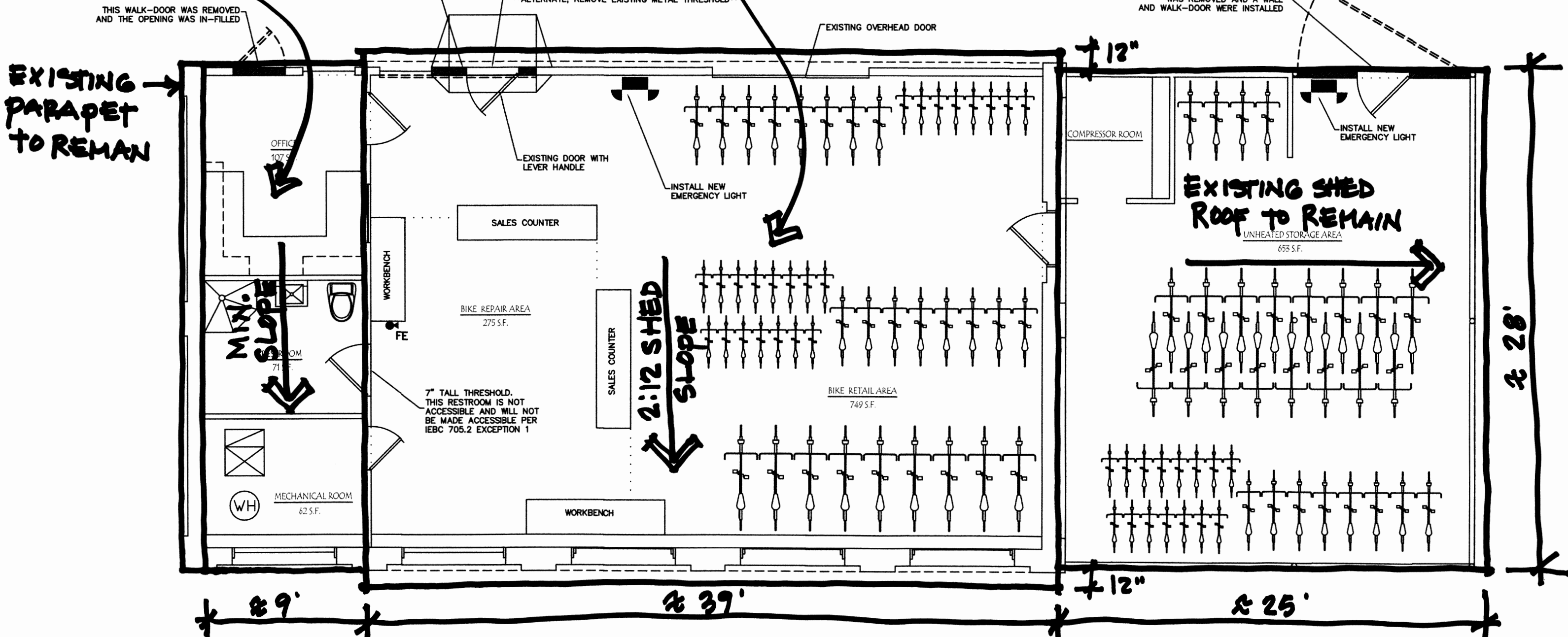
Hernly ASSOCIATES
920 Massachusetts
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515

DRAWINGS
Date: 2014/09/16
Drawn by: MMYERS
Checked by:
Revisions:

A1.0

REMOVE EXISTING ROOF, BUILD UP FROM HIGH POINT OF PARAPET AND SLOPE TO SOUTH. TOP OF ROOF NOT TO PROTRUDE ABOVE EXISTING PARAPET.

REMOVE EXISTING ROOF, REPLACE WITH NEW 2:12 SHED ROOF TRUSSES, CLEAR SPANNING 28'. HIGH SIDE OF SHED ROOF TO ALIGN WITH HIGH POINT OF EXISTING EAST SHED ROOF. SLOPE TRUSSES TO SOUTH, AND OVERHANG NORTH & SOUTH WALLS 12". ROOF MATERIAL TO BE 26 GA. STANDING SEAM METAL.

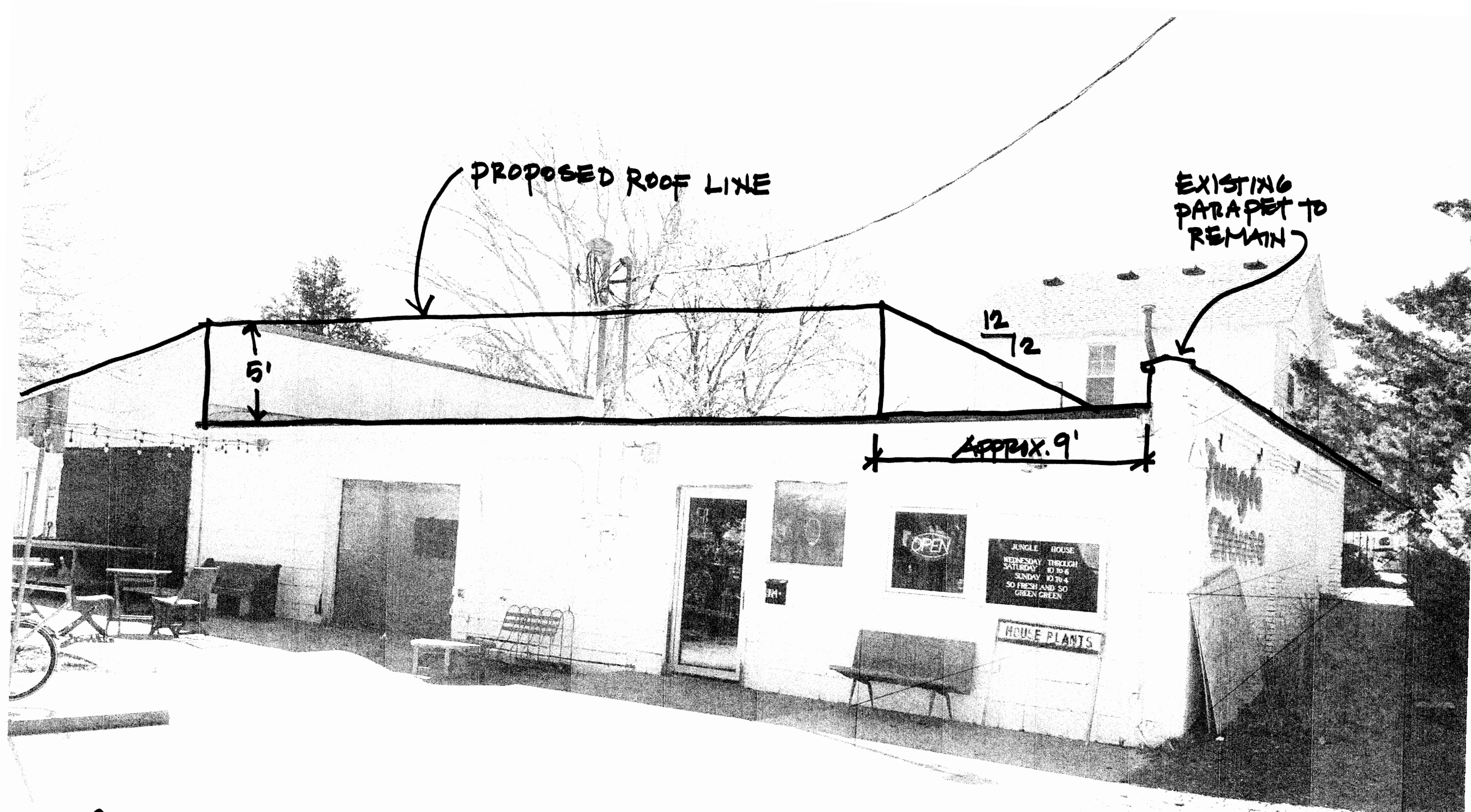


NORTH
 920 DELAWARE

ROOF PLAN 3/16" = 1'-0"



920 DELAWARE VIEW FROM NW



PROPOSED ROOF LINE

EXISTING PARAPET TO REMAIN

5'

12/12

APPROX. 9'

920 DELAWARE
EXISTING VIEW FROM NORTH

ALIGN HIGH POINT OF
NEW ROOF W/ EXISTING
HIGH POINT OF EAST
ROOF

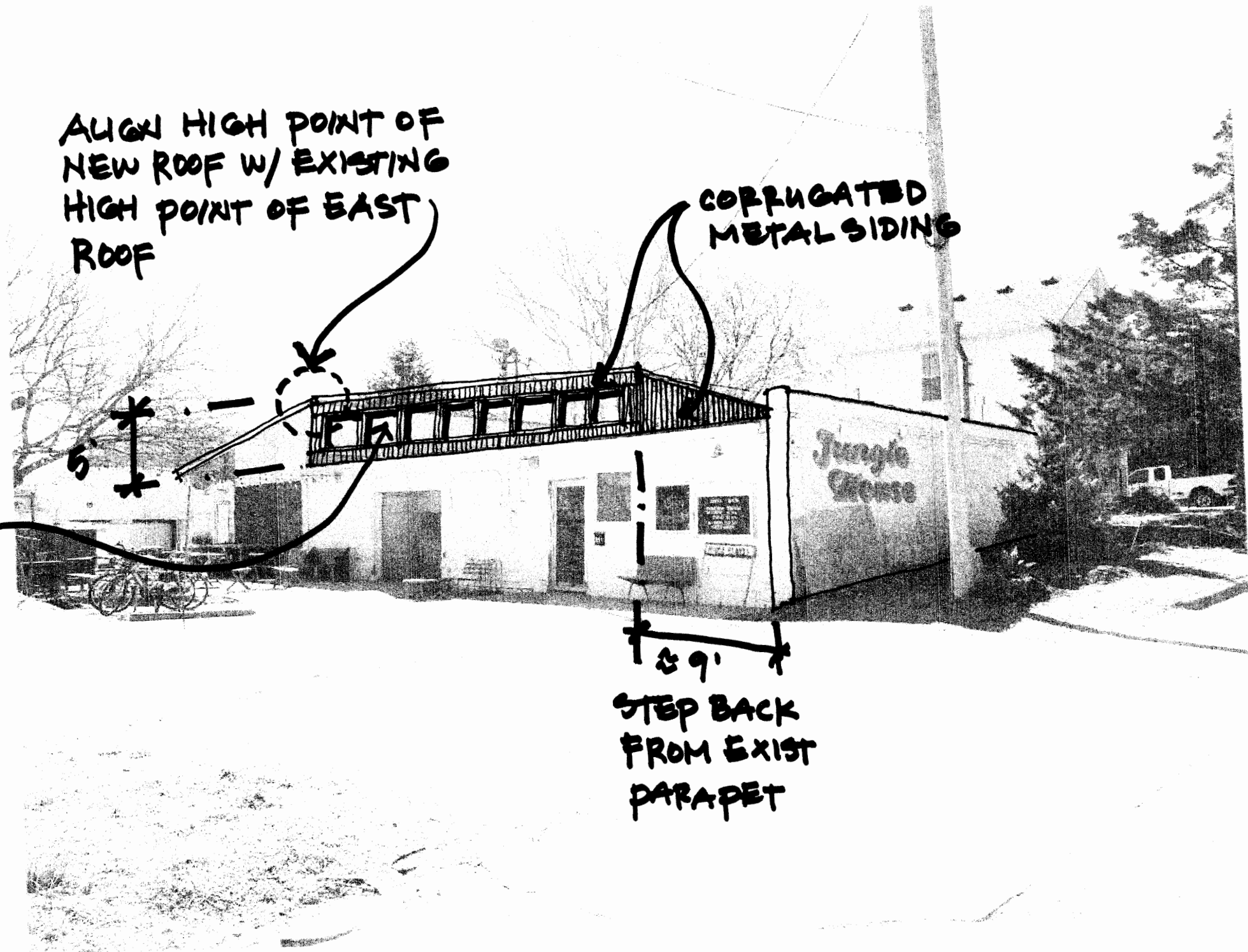
CORRUGATED
METAL SIDING

NEW 18" WIDE X
36" TALL WINDOWS
BETWEEN EACH
SET OF TRUSSES.

8'9"
STEP BACK
FROM EXIST
PARAPET

920 DELAWARE

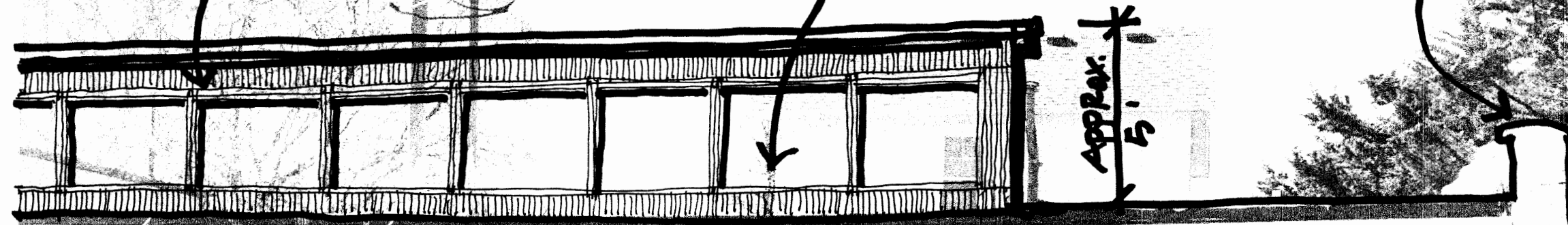
VIEW FROM NORTHWEST



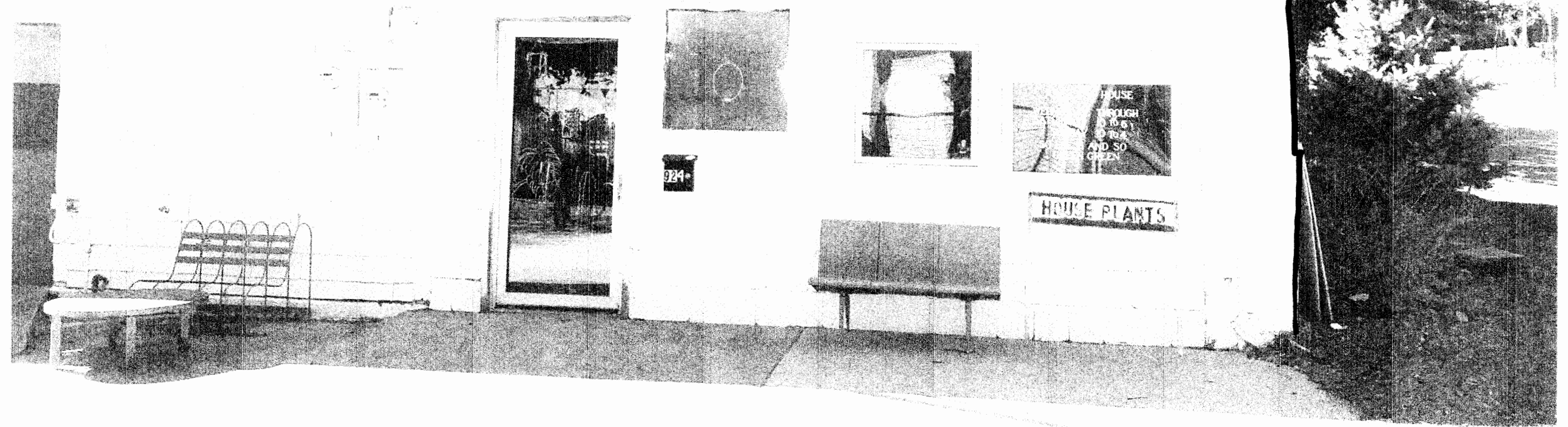
CORRUGATED
METAL SIDING

NEW 18" WIDE x 36" TALL
WINDOWS BETWEEN EACH
SET OF TRUSSES

EXISTING
PARADET TO
REMAIN

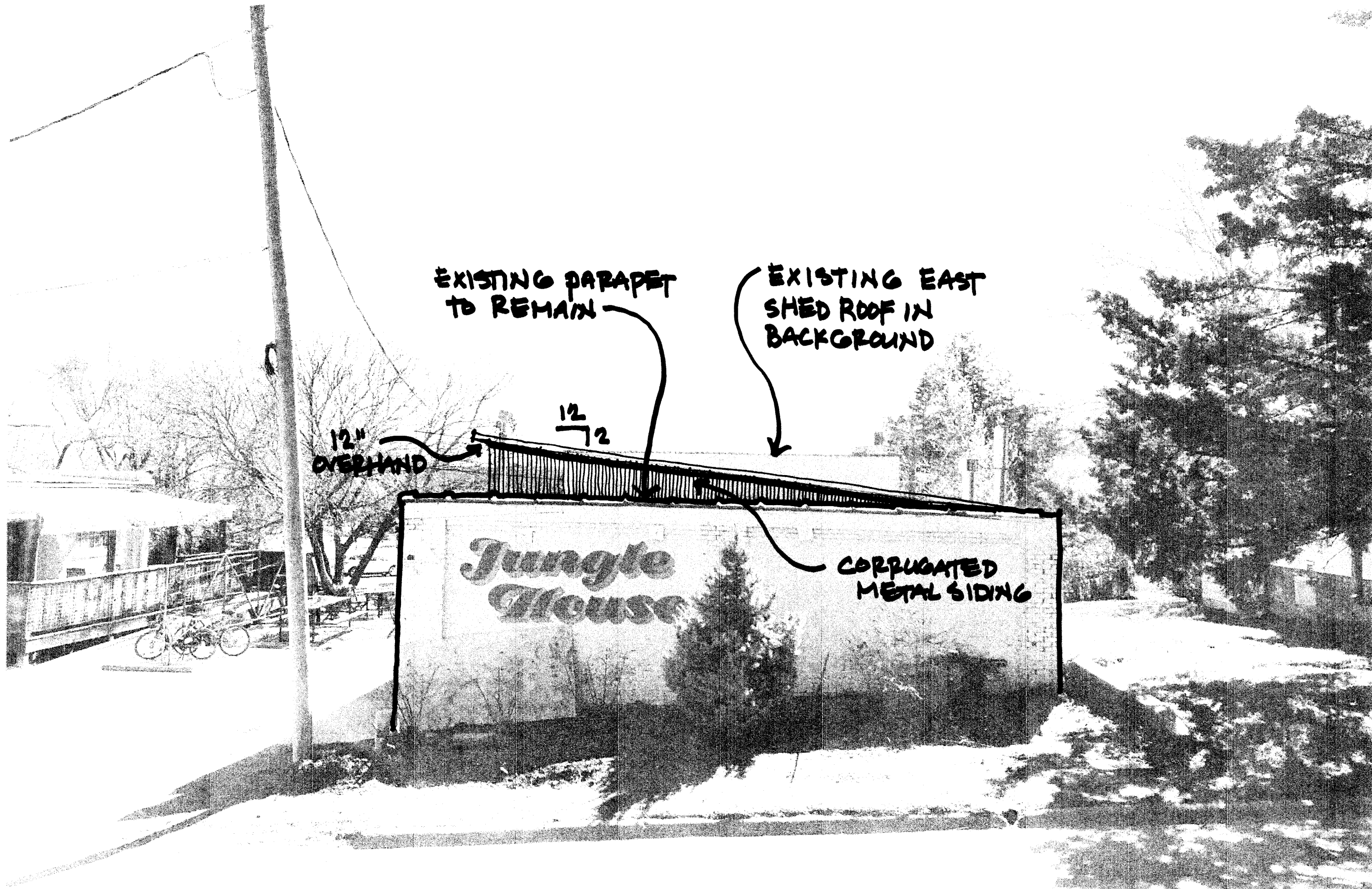


APPROX. 9'
STEP BACK



920 DELAWARE

VIEW FROM NORTH



EXISTING PARAPET
TO REMAIN

EXISTING EAST
SHED ROOF IN
BACKGROUND

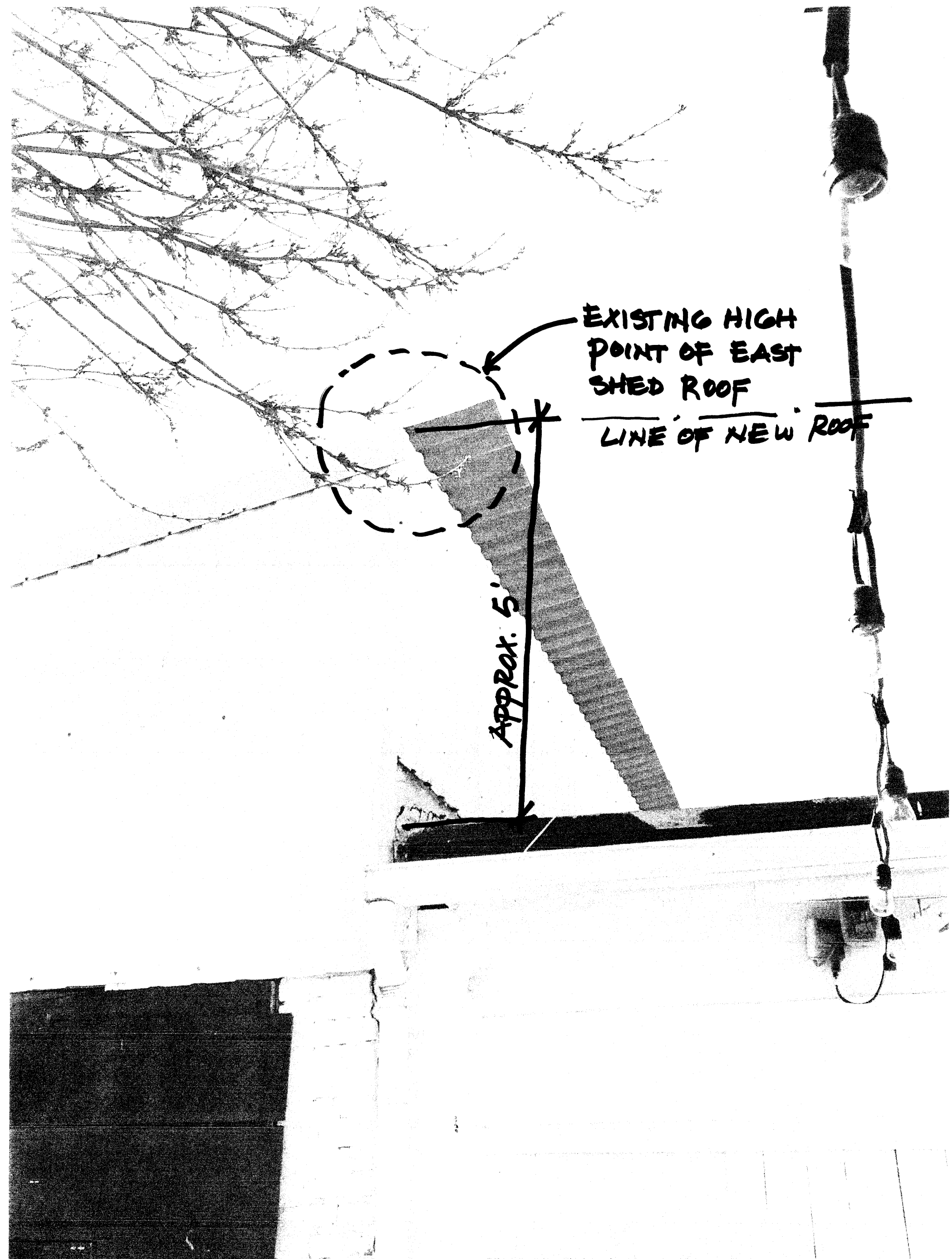
12"
OVERHAND

12
/2

CORRUGATED
METAL SIDING

Jungle
Mouse

920 DELAWARE VIEW FROM WEST



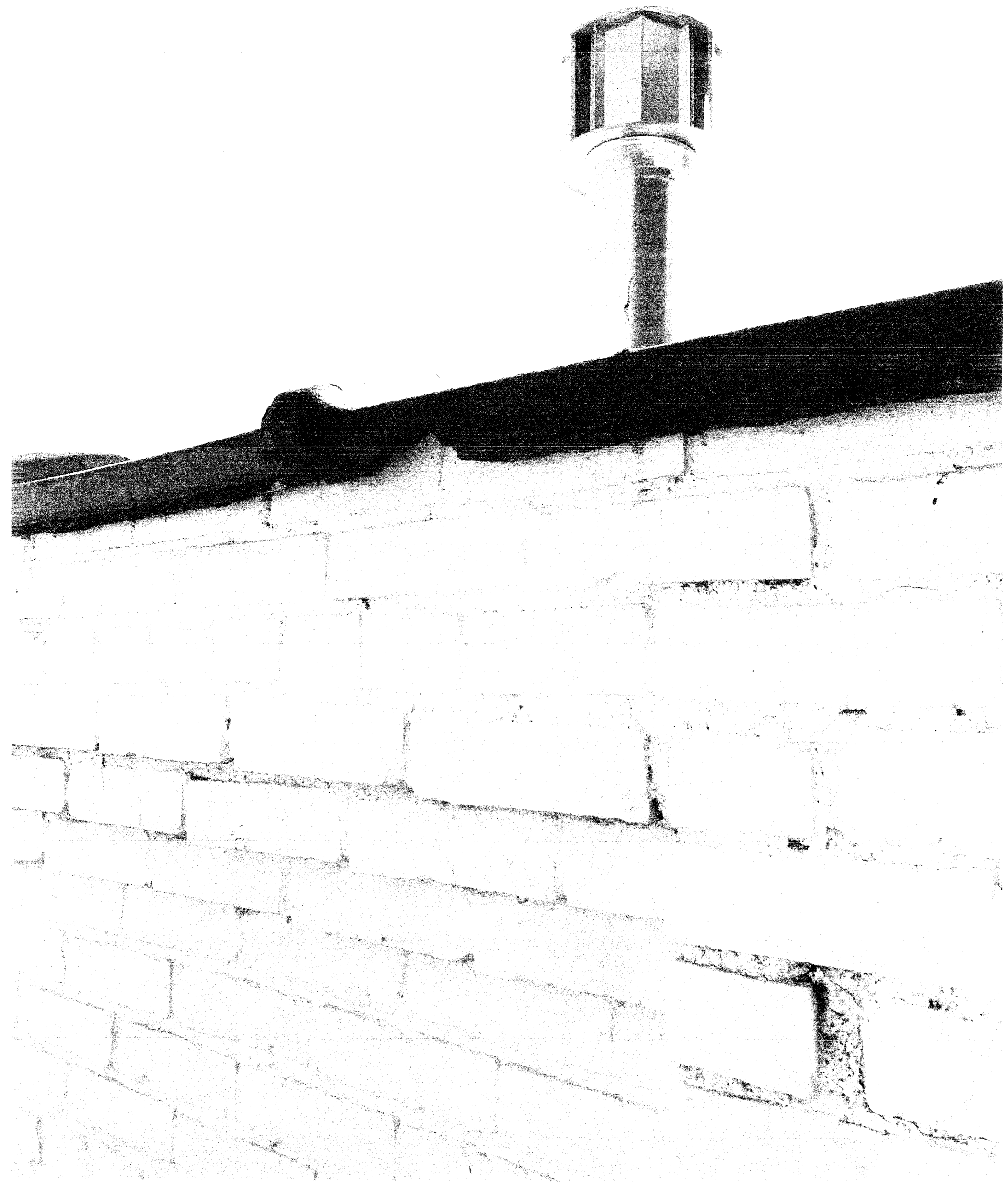
EXISTING HIGH
POINT OF EAST
SHED ROOF

LINE OF NEW ROOF

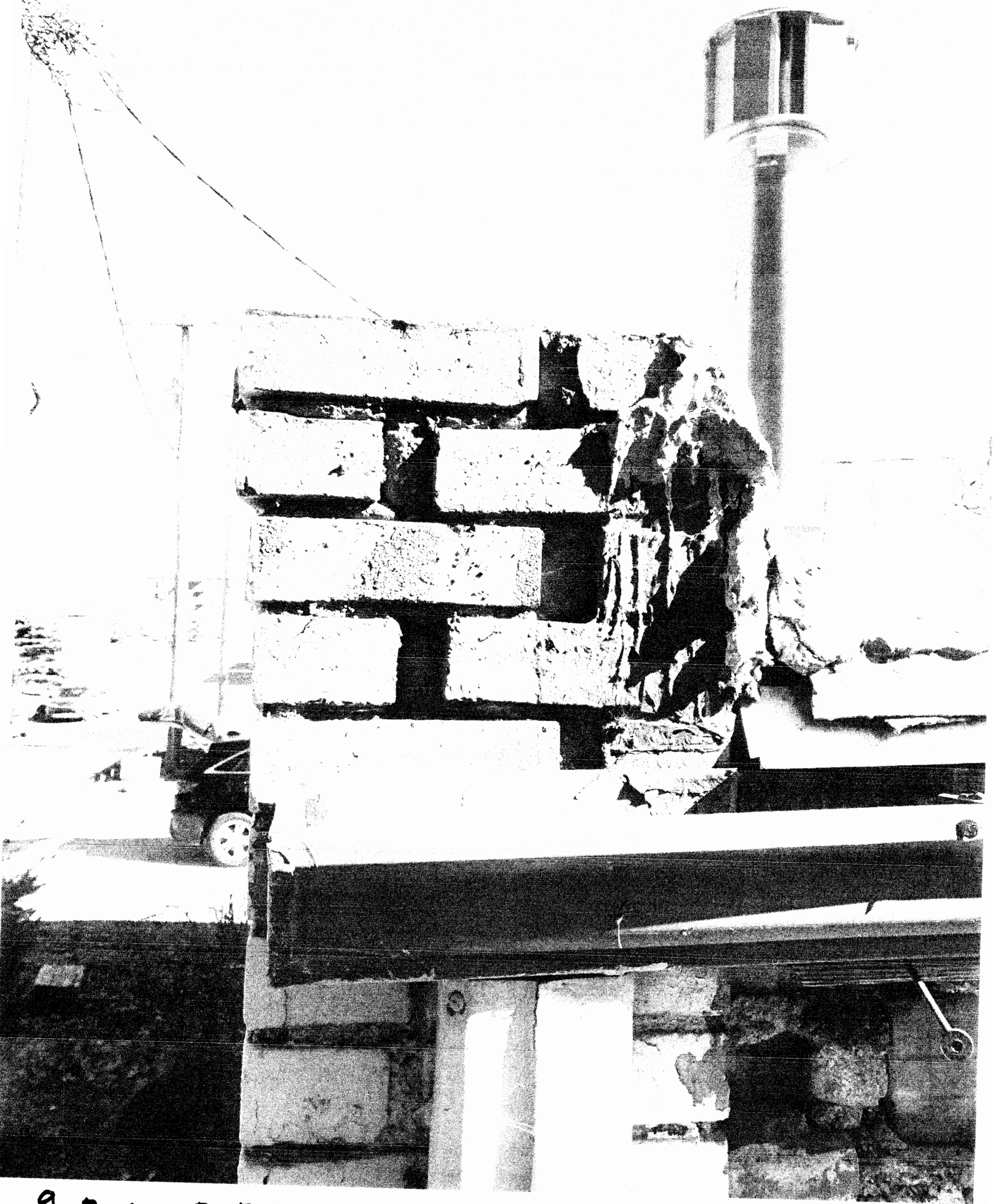
Approx. 5'

920 DELAWARE

EAST ROOF 1



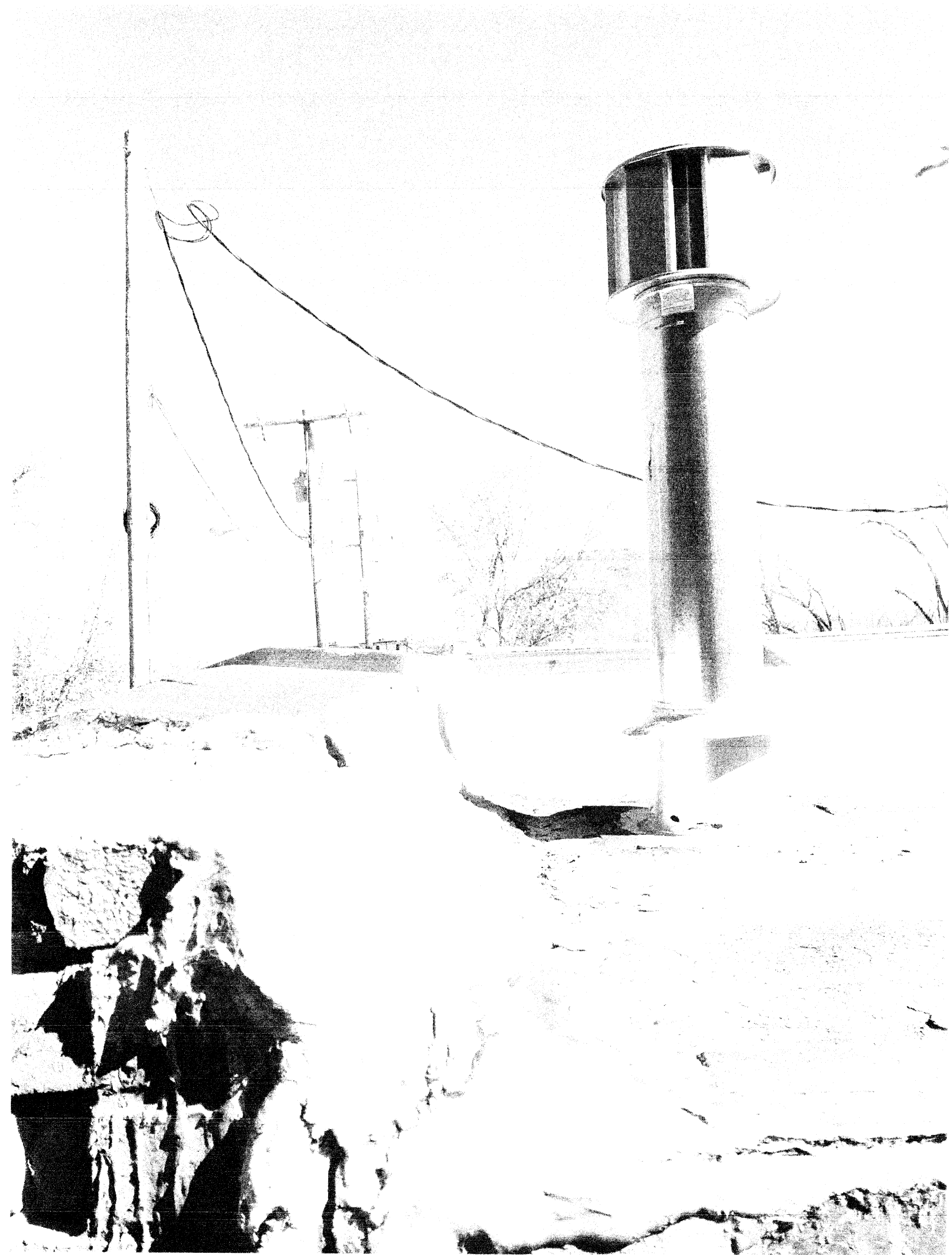
920 DELAWARE EXISTING PARAPET
CAP



920 DELAWARE EXISTING PARAPET

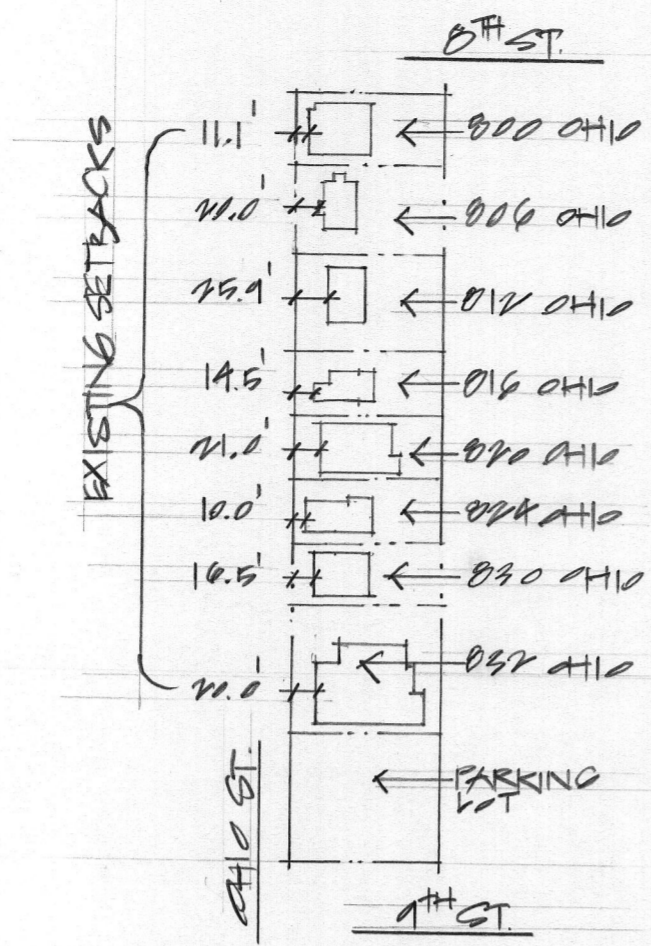


920 DELAWARE EXISTING SOUTH EAVE



920 DELAWARE

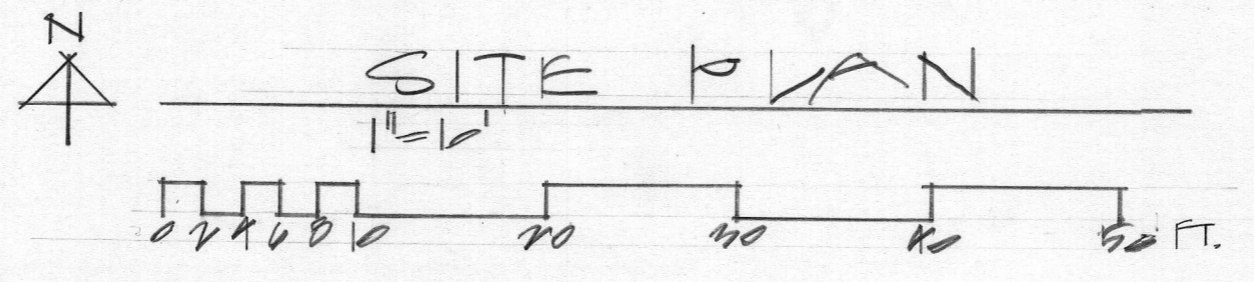
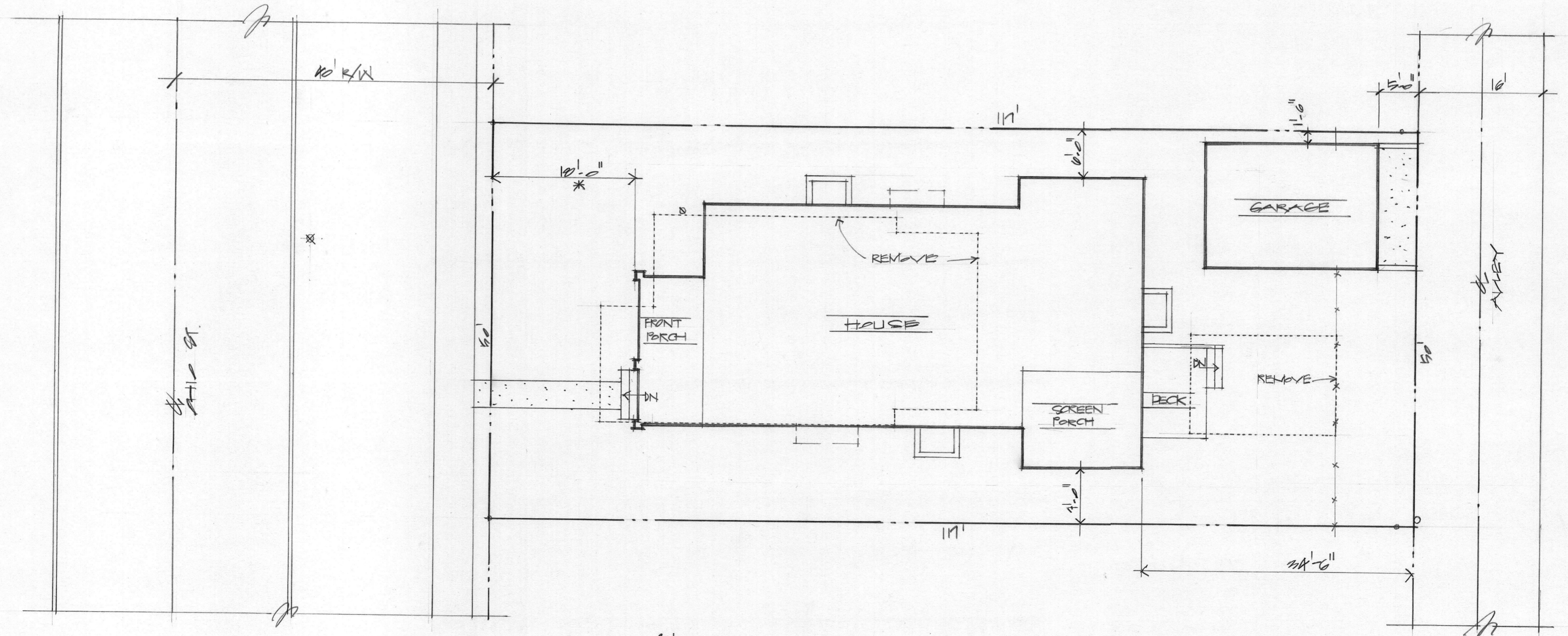
EXISTING PARAPET



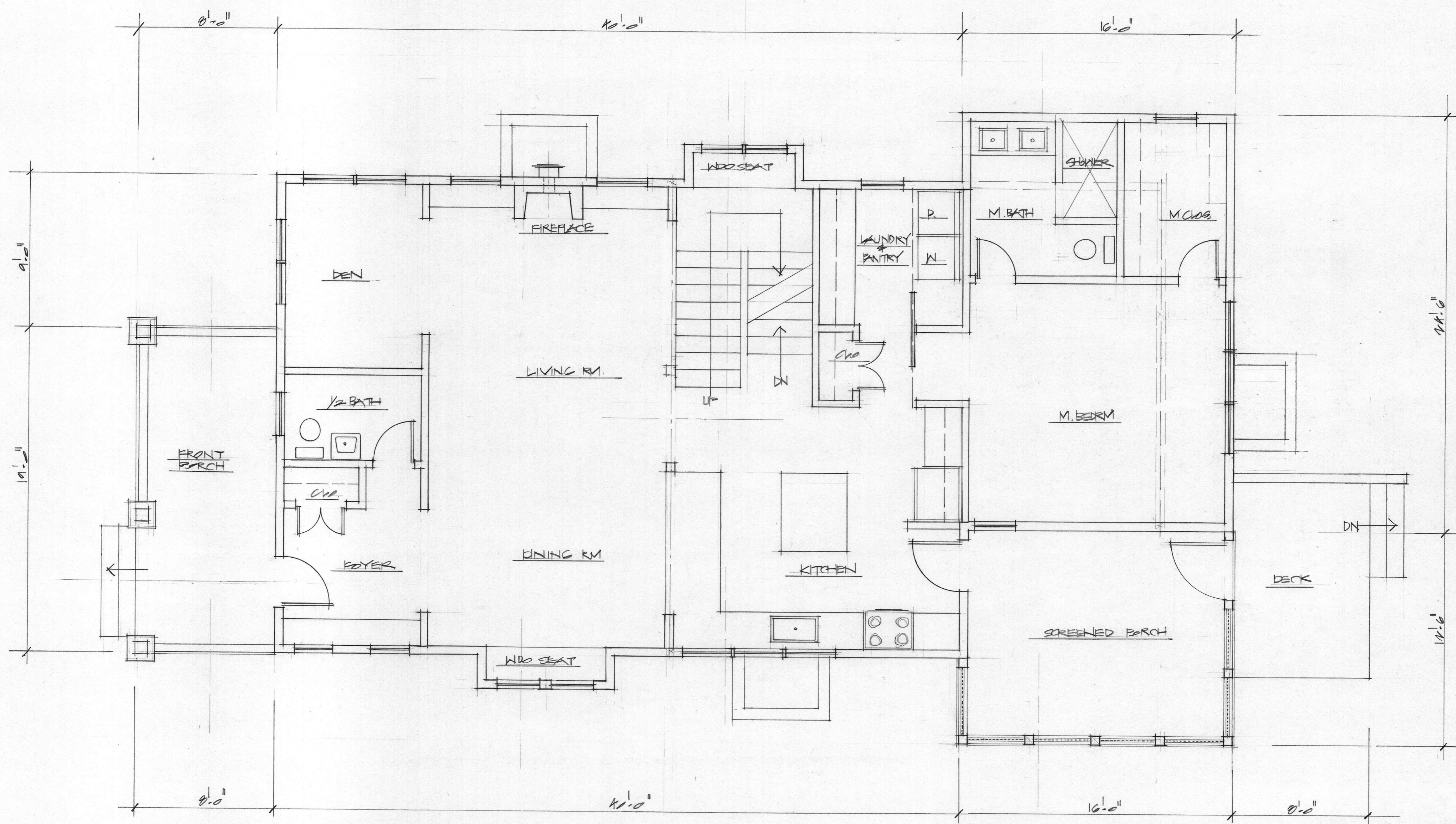
$139.6 \div 9 = 15.51$ AVERAGE SETBACK

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

ZONING - R5B
LEGAL DESC. - LT 98 OHIO ST.

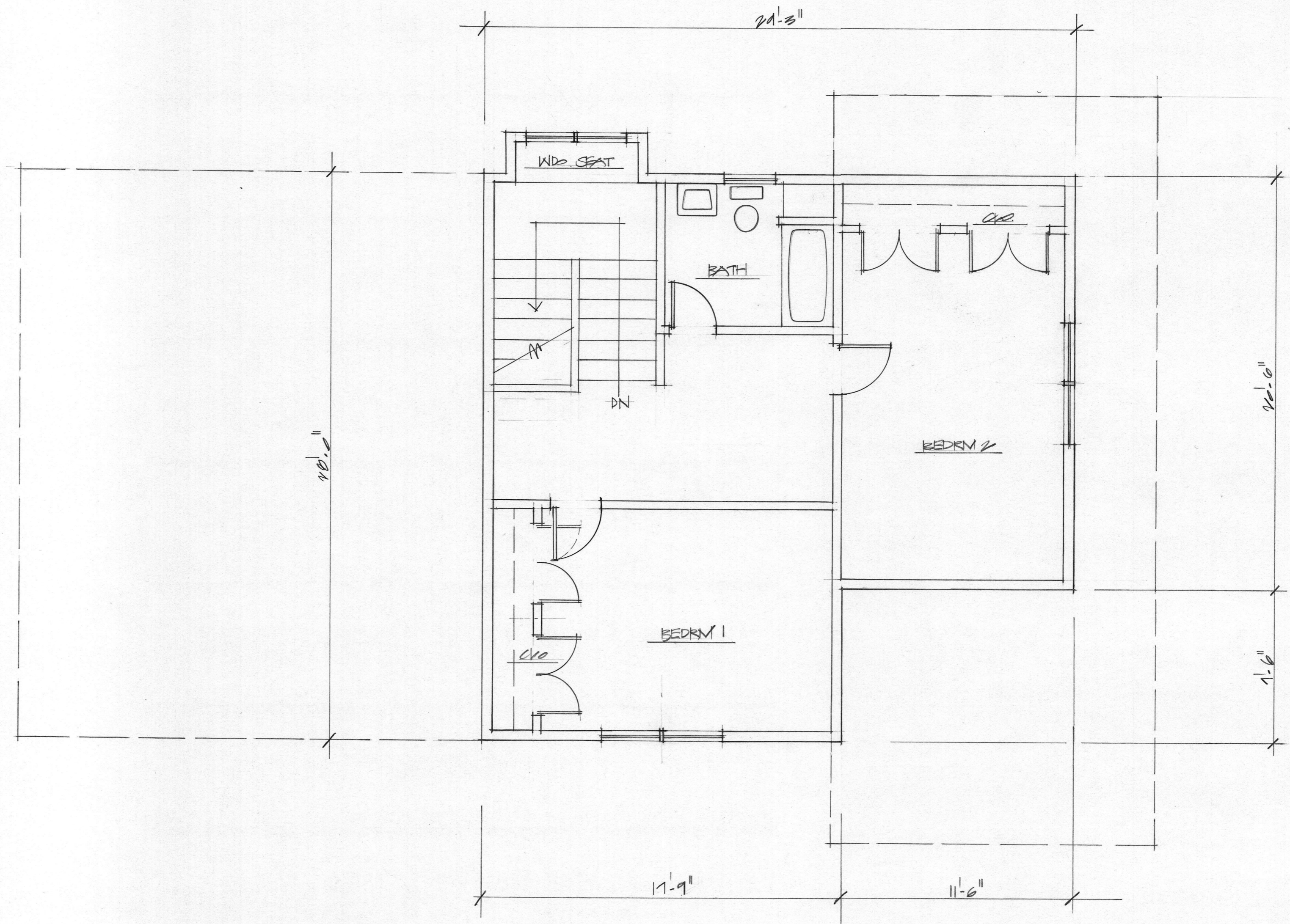


816 OHIO ST



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

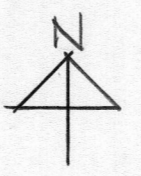
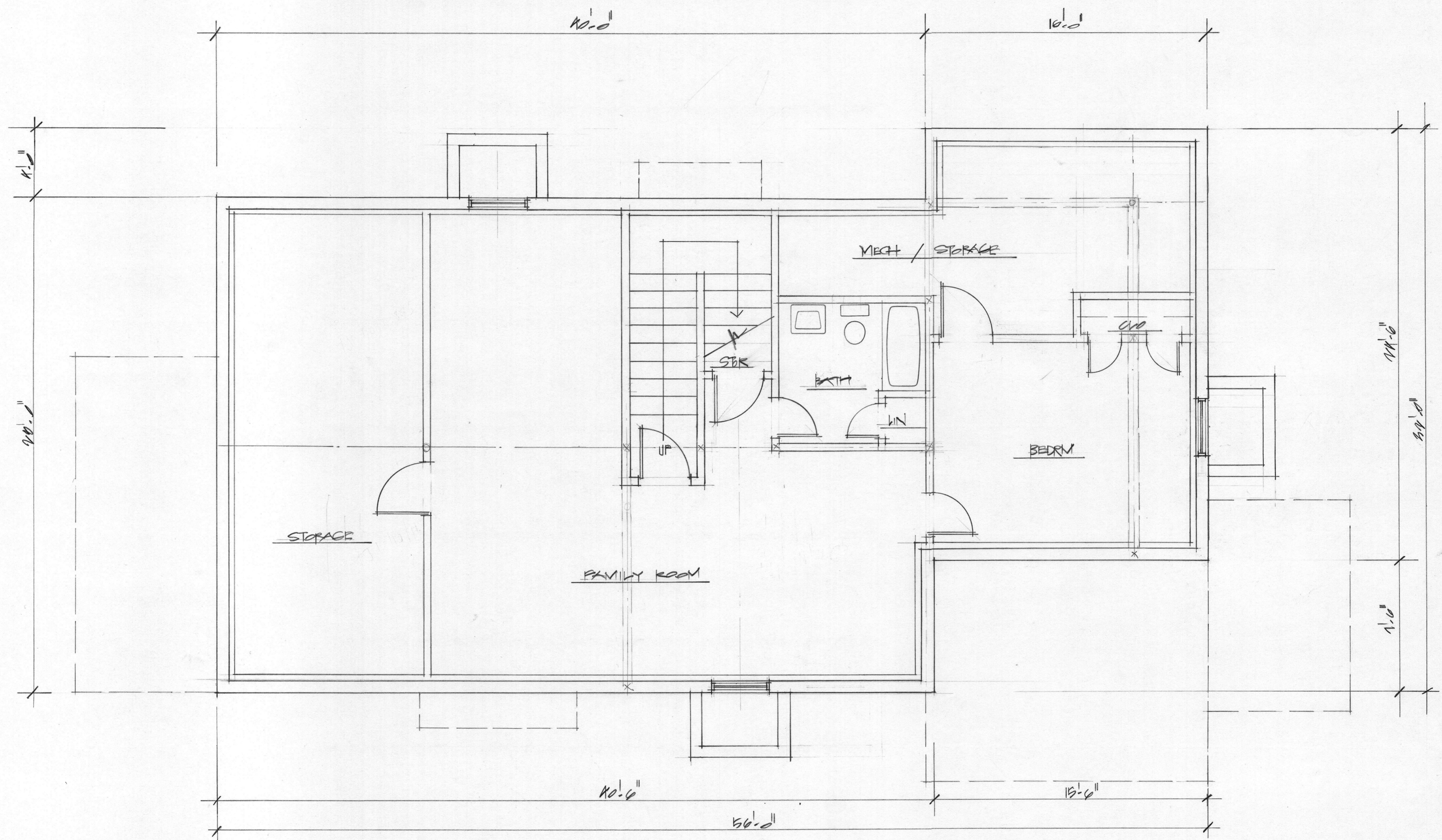
816 410 ST.



SECOND FLOOR PLAN

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

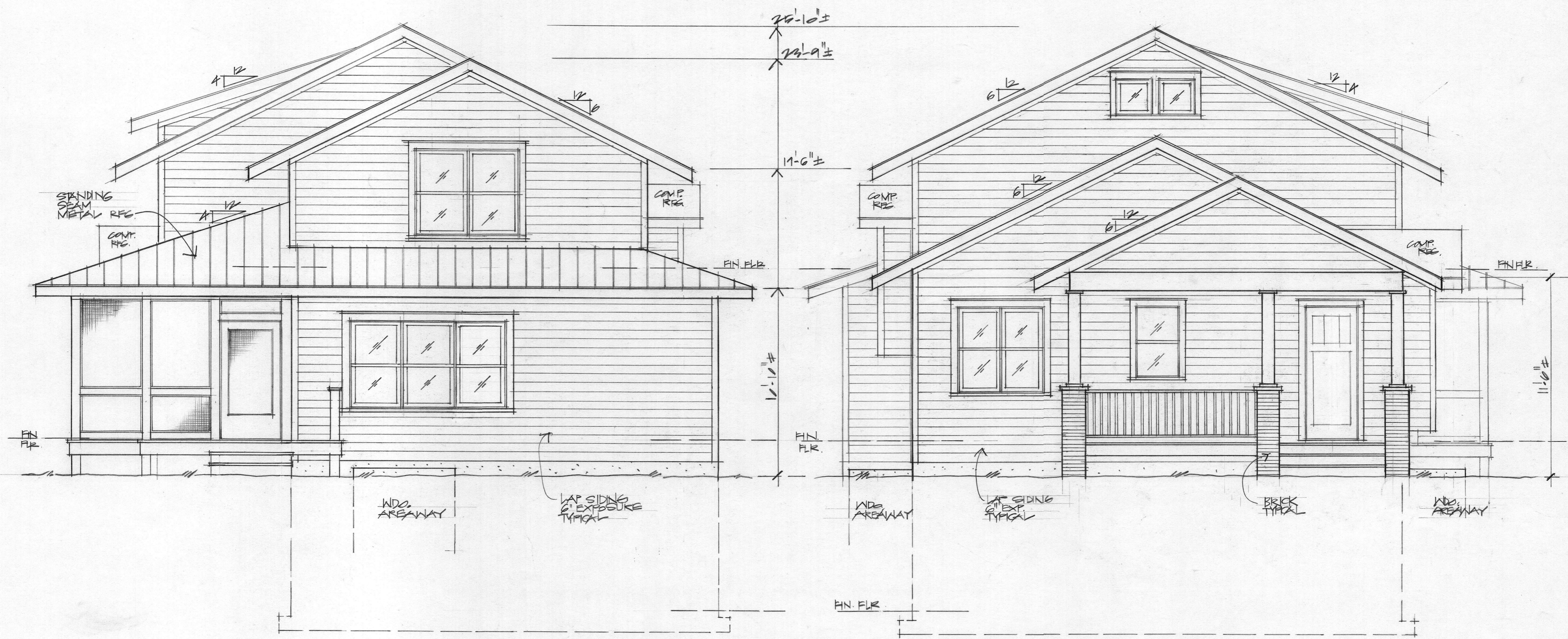
816 OHIO ST.



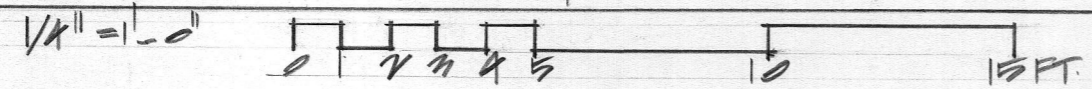
BASEMENT PLAN

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

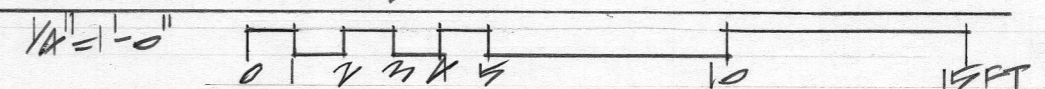
016 916 ST.



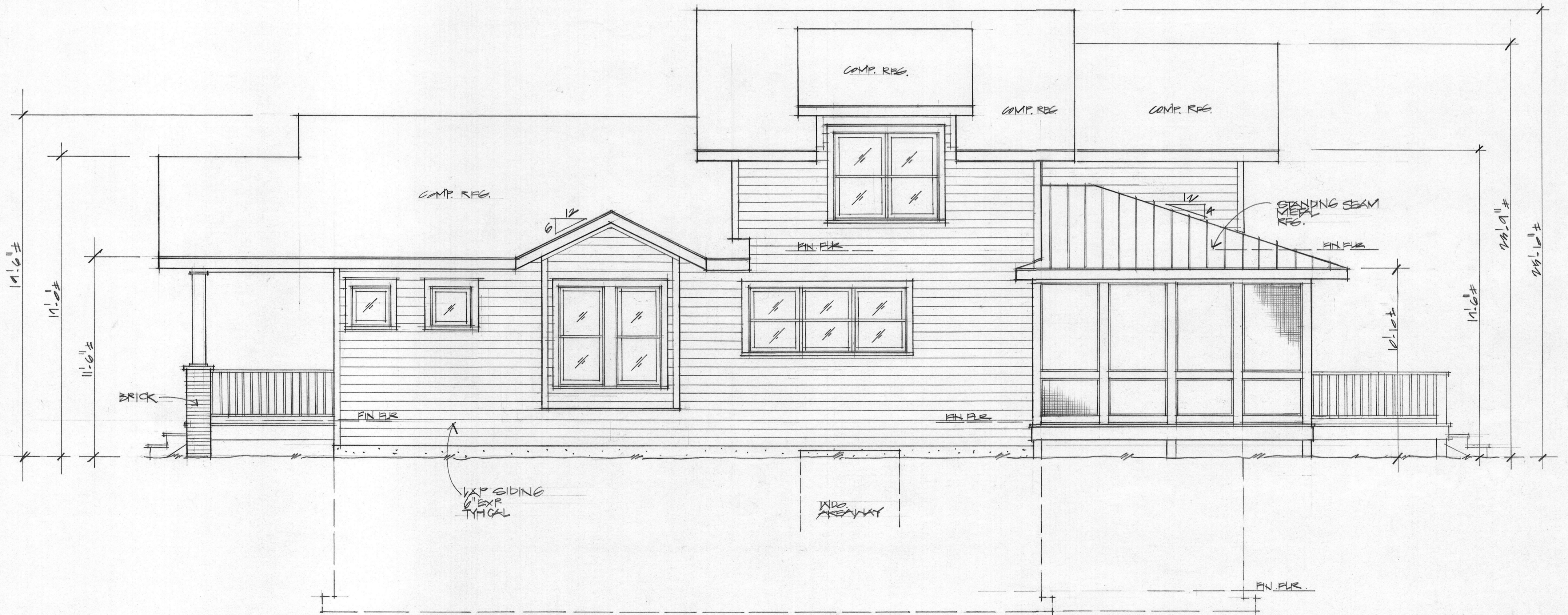
EAST ELEVATION



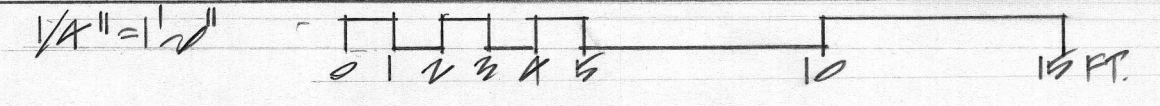
WEST ELEVATION



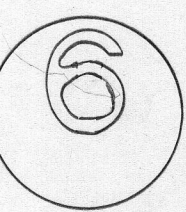
016 AHO ST.

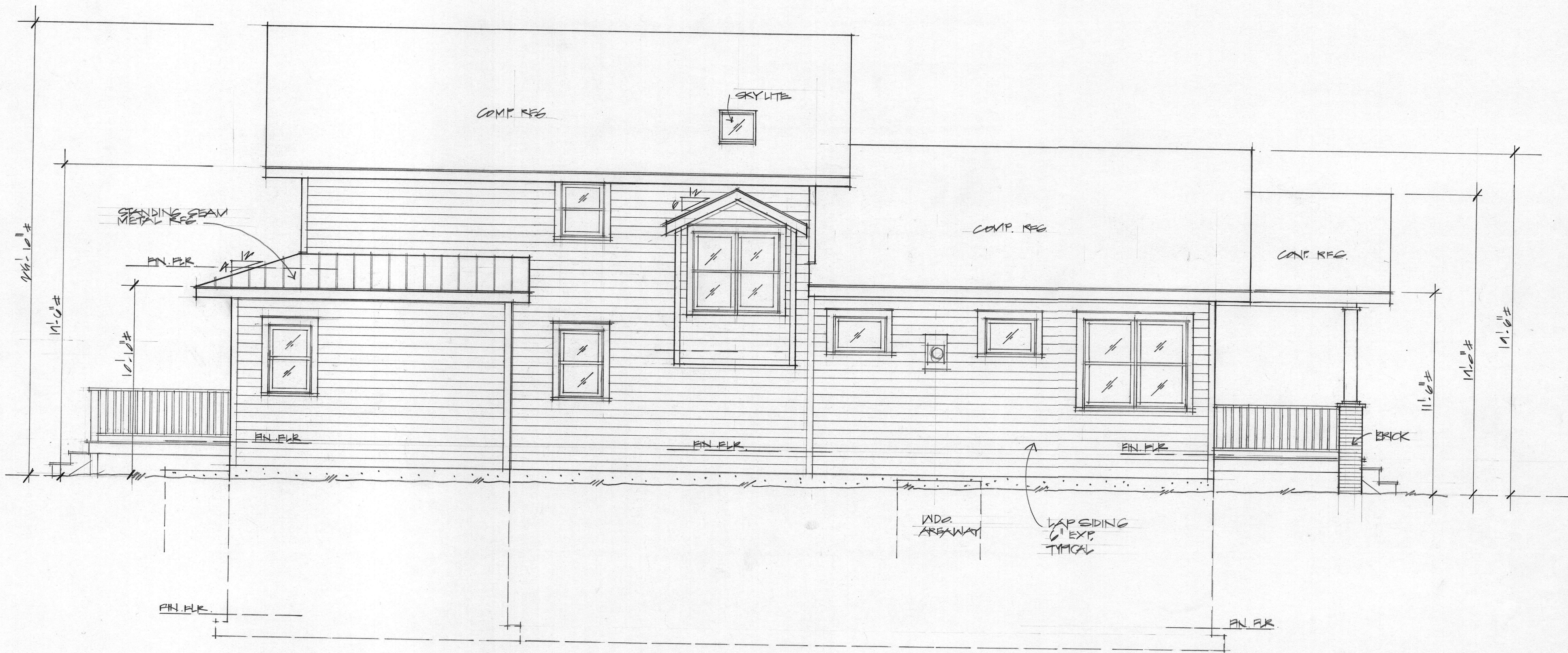


SOUTH ELEVATION



916 410 ST.

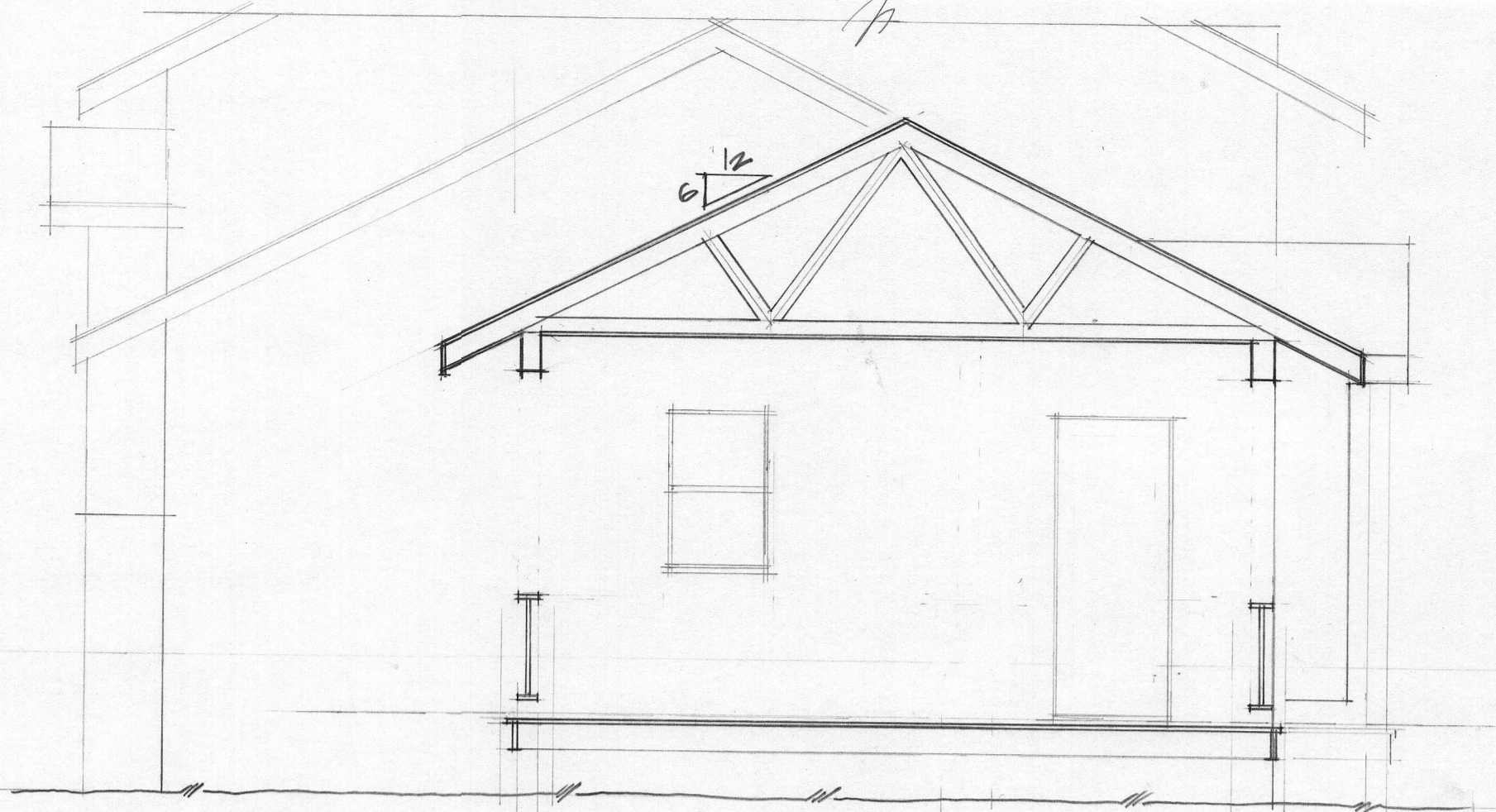




NORTH ELEVATION

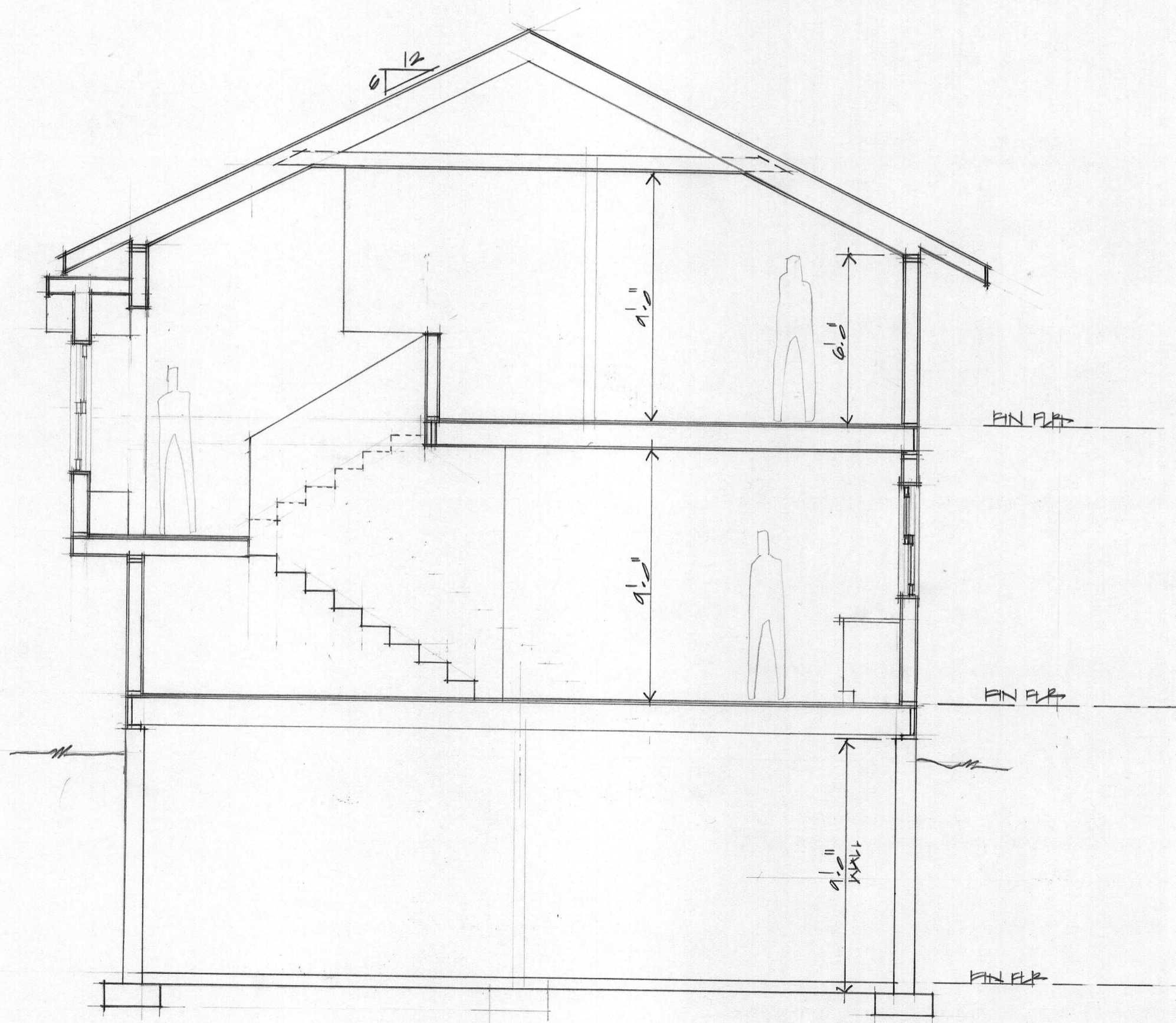
1/4" = 1'-0" 0 2 4 5 10 15 FT.

816 OHIO ST.

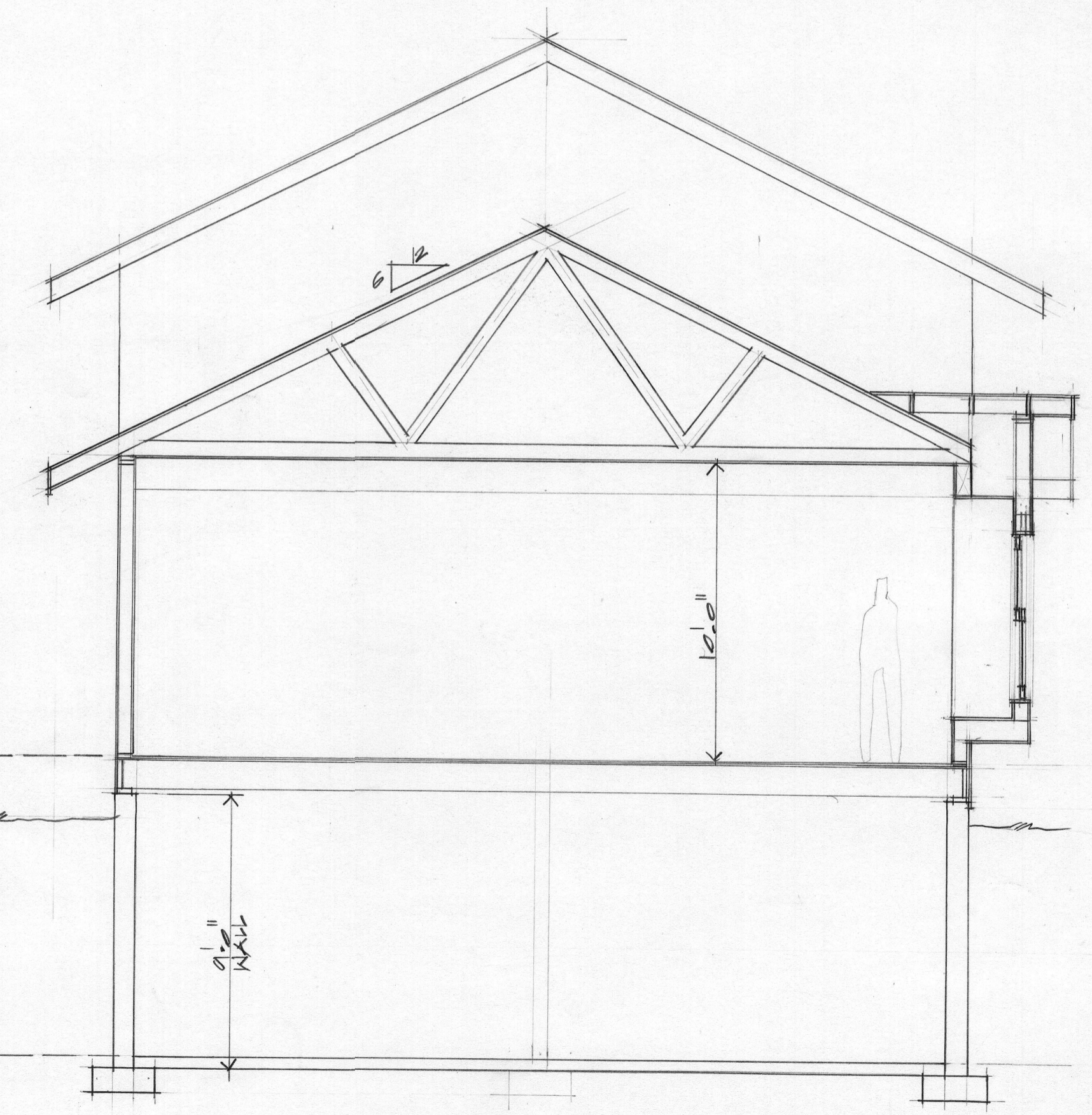


M12
26

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

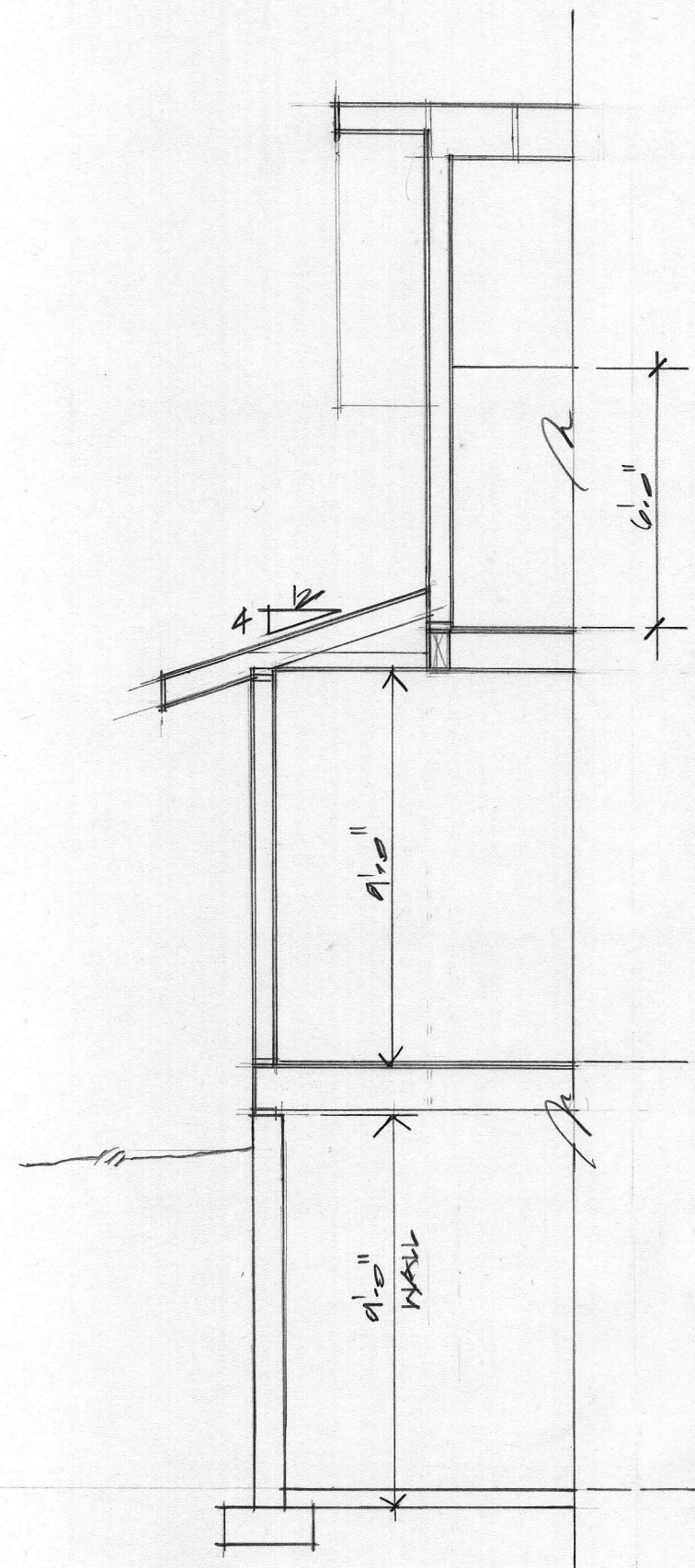


SECTION (© STAIR/KITCHEN)
1/4" = 1'-0"
0 1 2 3 4 5 10 15 FT

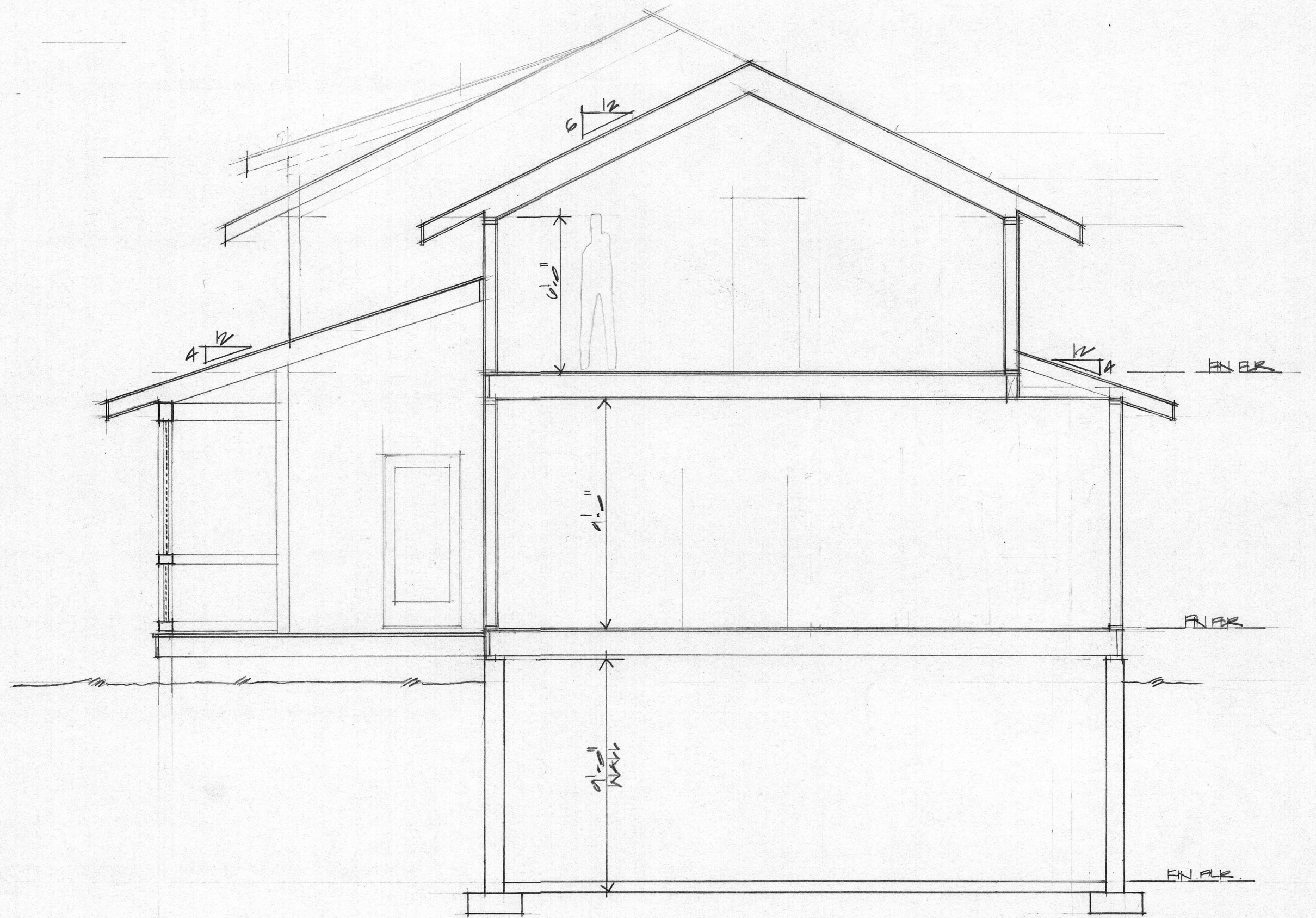


SECTION (© LIVING RM.)
1/4" = 1'-0"
0 1 2 3 4 5 10 15 FT

816 OHIO ST.

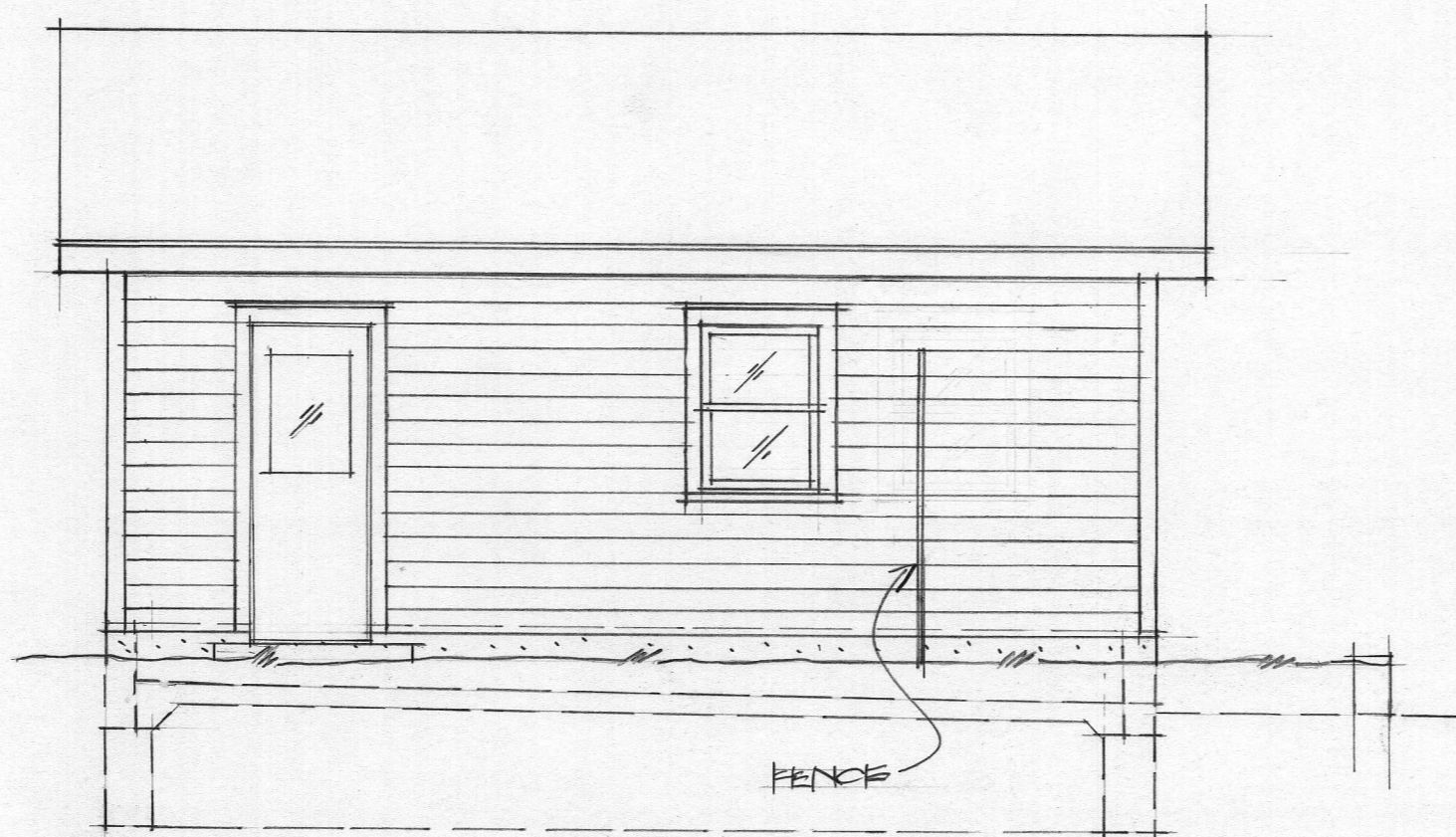


WALL SECTION
 1/4" = 1'-0" (R. MASTER SUITE)

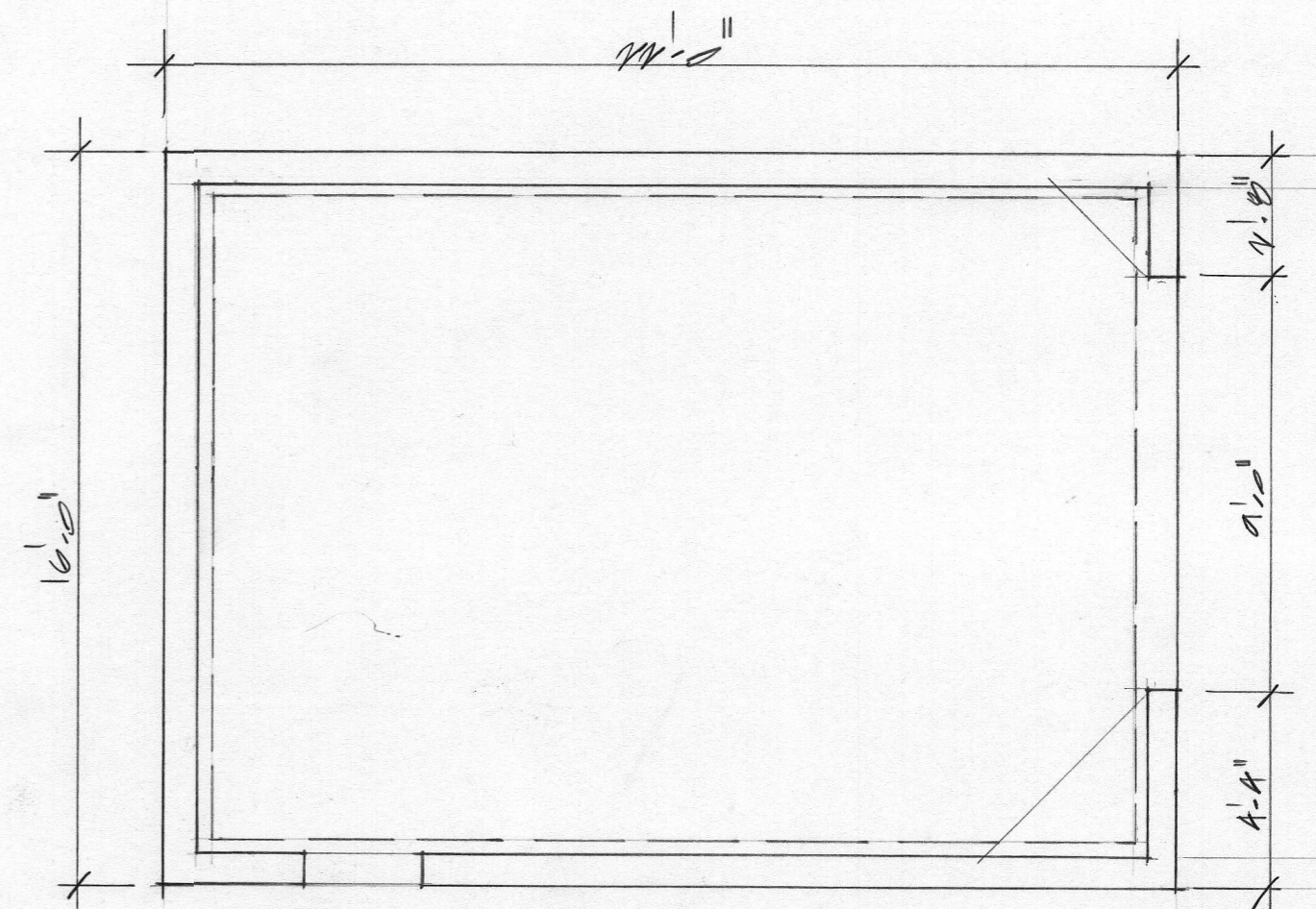


SECTION (c. SCREEN PORCH/M. SUITE)
 1/4" = 1'-0" 0 1 2 3 4 5 10 15 FT.

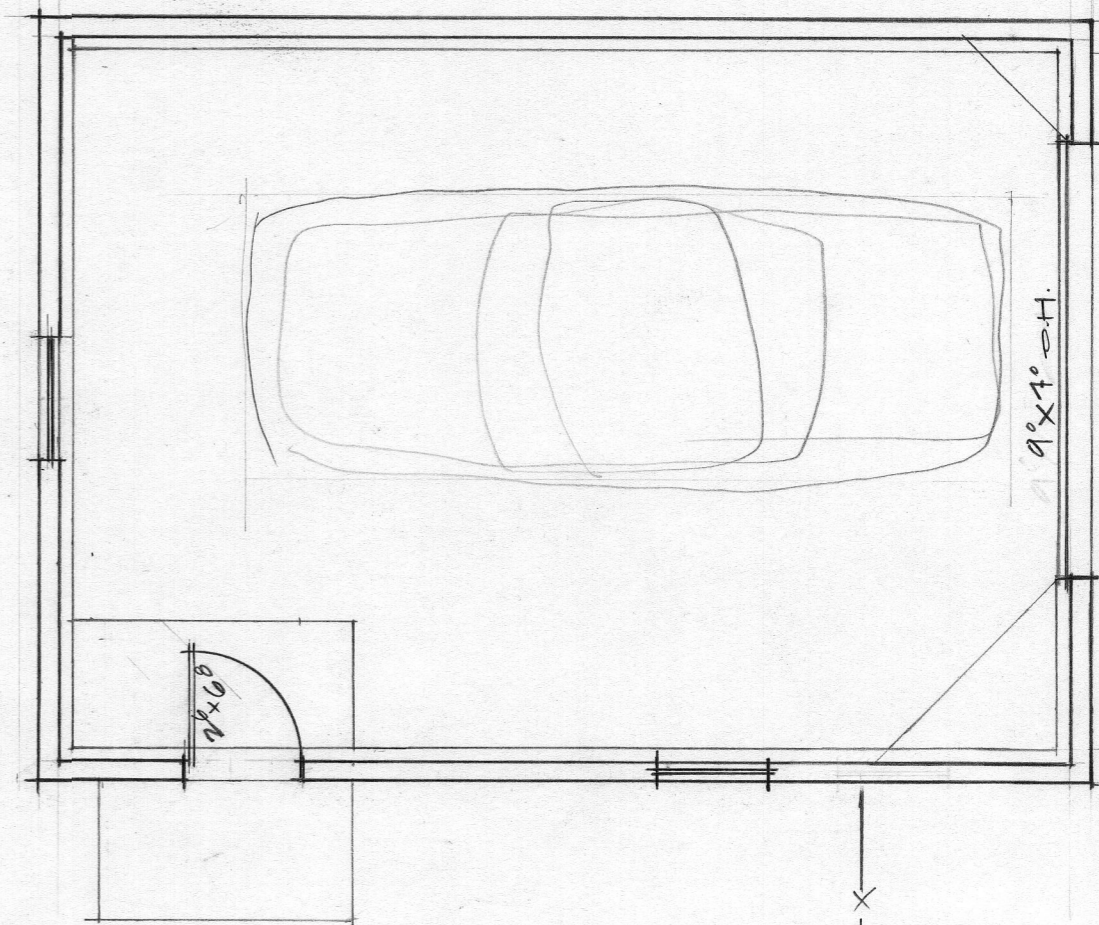
816 OHIO ST.



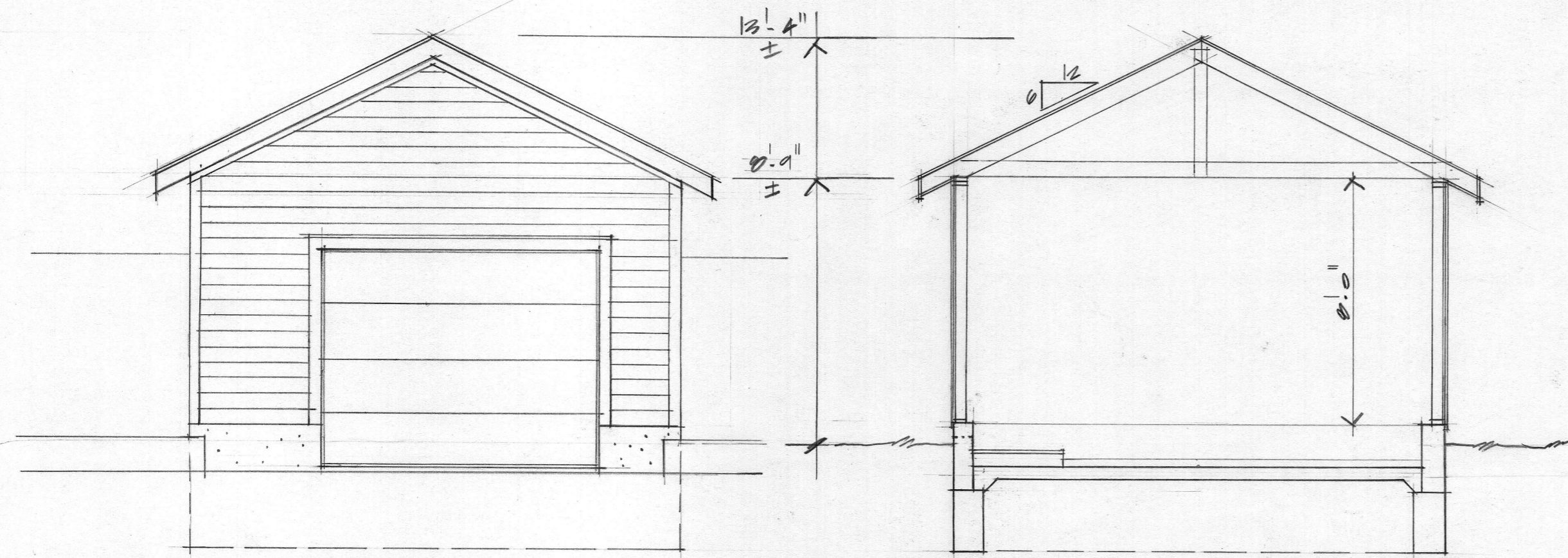
SOUTH ELEVATION
 1/4" = 1'-0" (NORTH ELEV. SIMILAR)



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

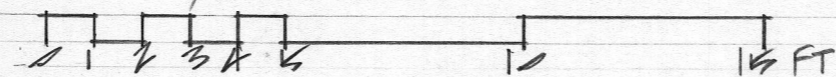


PLAN
 1/4" = 1'-0"



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

SECTION
 1/4" = 1'-0"



GARAGE

816 CHIO ST

April 25, 2019

Lynne Braddock Zollner
Historic Resources Administrator

RE: 816 Ohio St--changes to HRC approved plans (removal of 2nd floor)

Lynne:

I've put together everything you requested (attached) at our meeting April 23, 2019 re: HRC review of changes as a miscellaneous matter at the May 16 meeting.

Cindy Maude (owner) is out of town so when she returns I'll have her sign/notarize page 4 of the design review application and deliver that to you.

Please let me know if there is anything further you need.

Thanks



Dan Hermreck
1025 Rogers Pl.
Lawrence, KS 66044
785-979-2309
danarch73@hotmail.com



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) CYNTHIA MAUDE

Contact _____

Address 820 OHIO ST.

City LAWRENCE State KS ZIP 66044

Phone (____) _____ Fax (____) _____

E-mail cindylmaude@gmail.com Cell Phone (785) 550-5438

APPLICANT/AGENT INFORMATION

Contact DAN HERMRECK

Company _____

Address 1025 ROGERS PL.

City LAWRENCE State KS ZIP 66049

Phone (____) _____ Fax (____) _____

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

Existing Zoning <u>RSS</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>2295 SF</u>	Open Space Area <u>3555 SF</u>
Existing Pavement Coverage <u>210 SF</u>	Proposed Pavement Coverage <u>150 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 (2a)

Reason for Request:
(Attach additional sheets if necessary)

SEE ATTACHED (2b)

Property address: 816 Ohio St.

Detailed Description of Proposed Project:

(amended from 12/13/2018 submittal)

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

The proposed house will consist of:

1898 sf on the main level: (1550 sf interior living space, 152 sf open front porch, 196 sf screened porch).

1534 sf basement

352 sf garage

(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
Front entry door:	wood
Doors and windows:	aluminum clad wood
Deck:	wood
Exposed foundation:	concrete

Property Address: 816 Ohio St.

Reason for Request:

(amended from 12/13/2018 submittal)

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 HERMRECK
Company _____
Address 1025 ROGERS 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 4/25/2019

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form

REAR YARD	
HOUSE/REAR PORCH/DECK	1818 SF
GARAGE	916 SF
	2734 SF

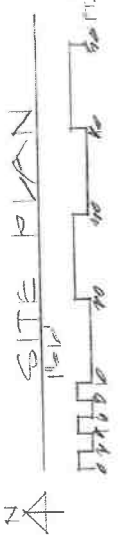
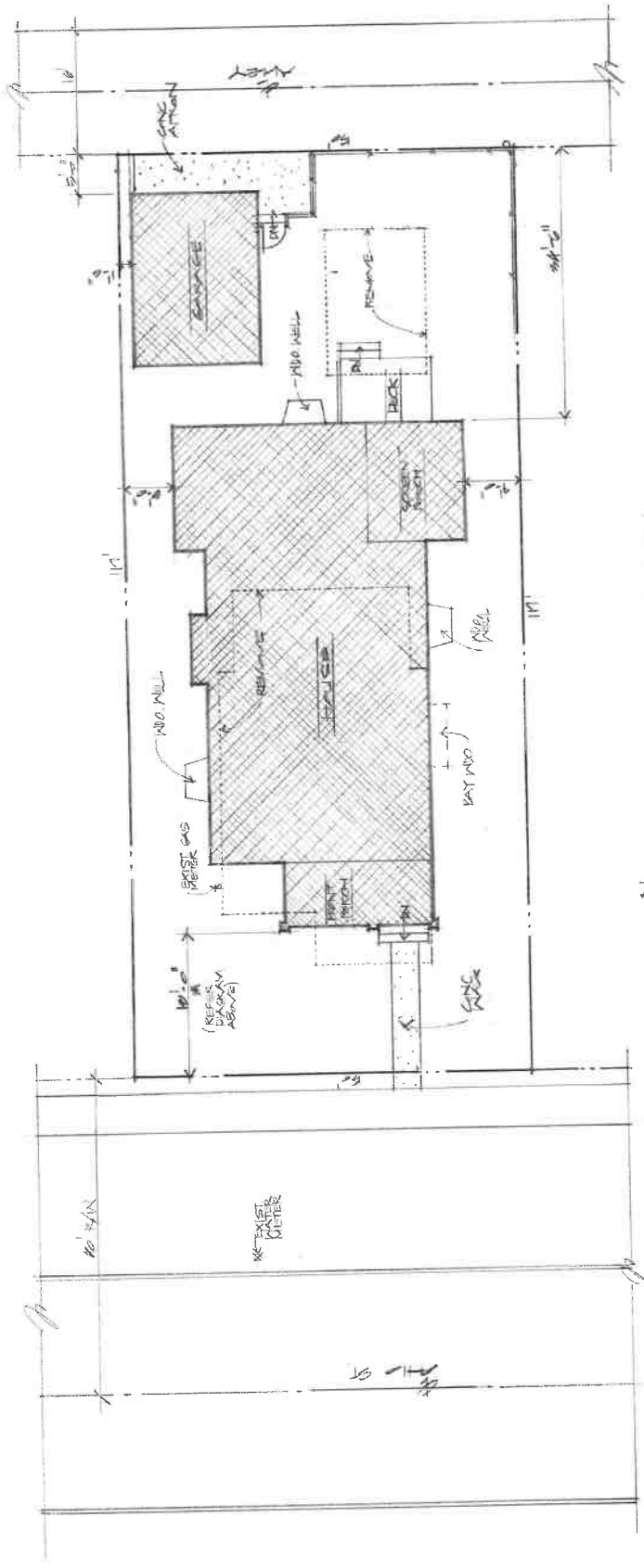
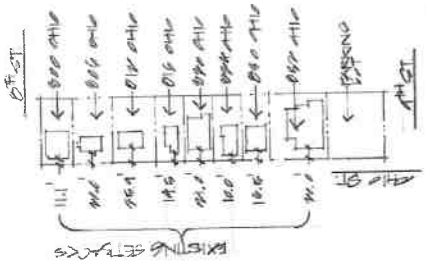
FRONT YARD	
INDIAN WELLS	147 SF
ONE GARAGE APNEN	190 SF
FRONT CONC. WALK	61 SF

LOT SIZE: 92' x 117' = 10854 SF (ZONING MINIMUM SIZE)

ZONING: R2S

LEGAL BESS: 17'10" (TO ST)

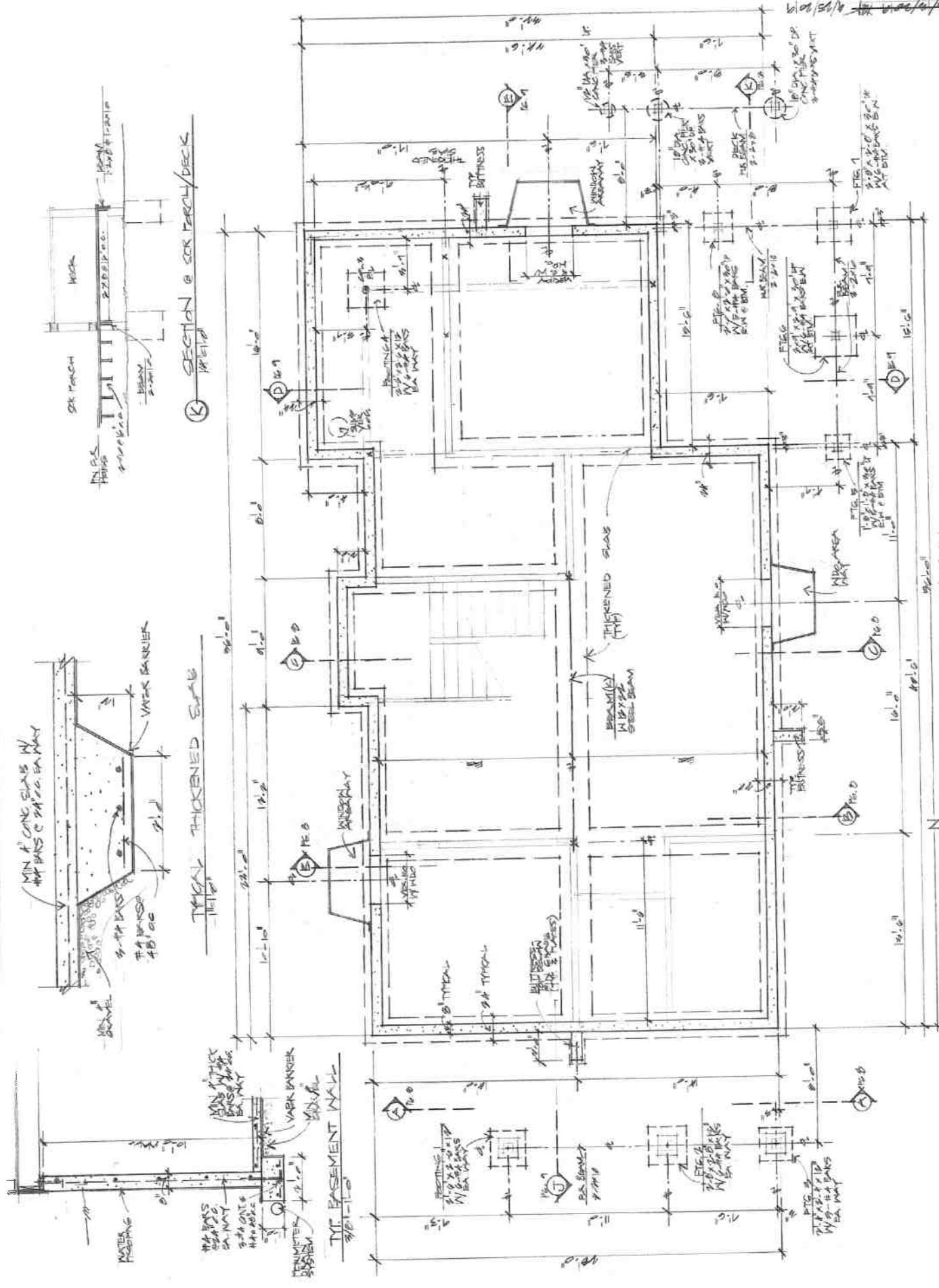
* FRONT YARD SETBACK AVERAGING N.T.S. (EAST SIDE BIRD BLK & CHOST)



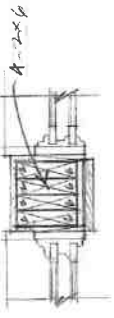
816 CHOST

A1 of 2

1/20/2014



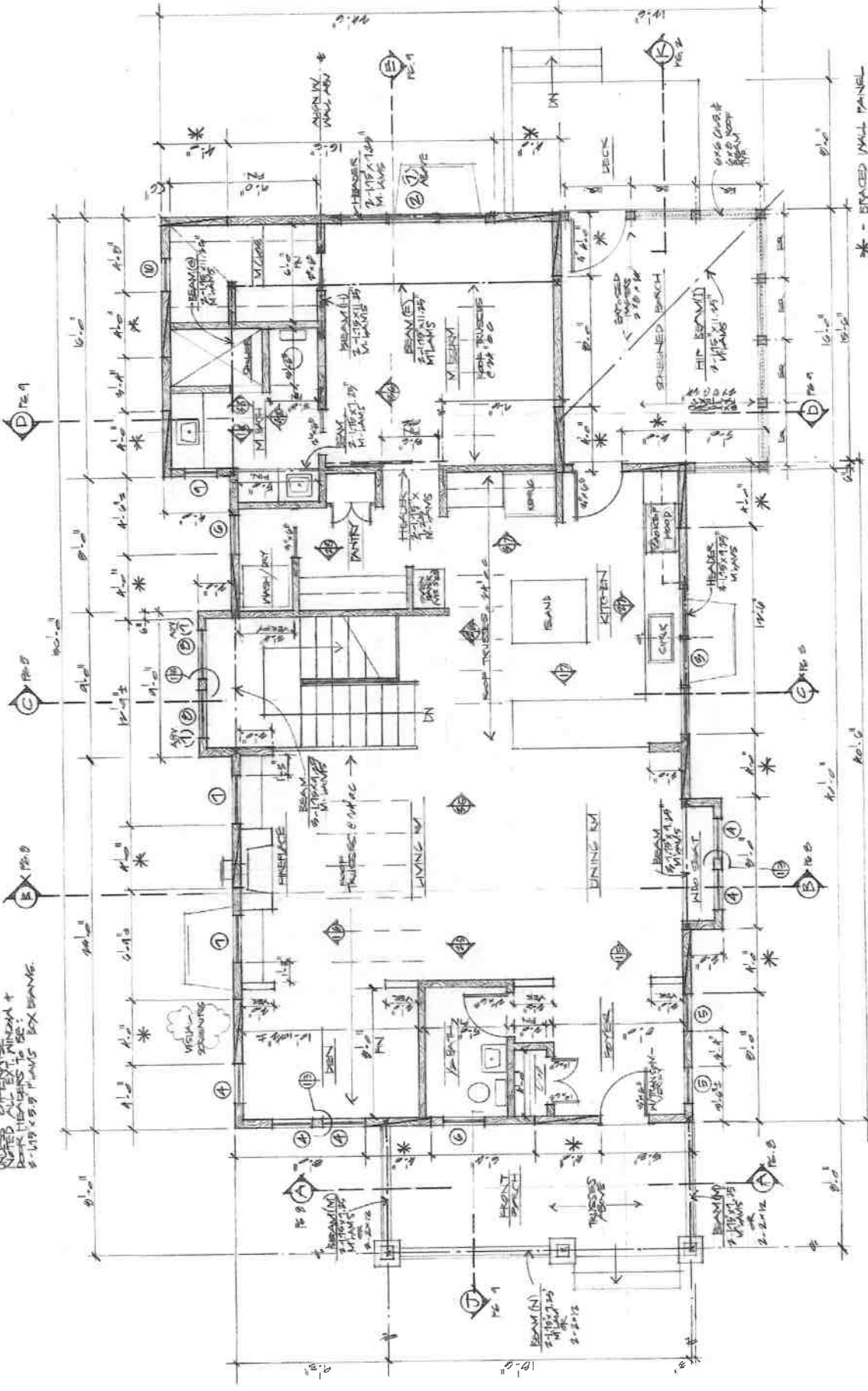
CONCRETE PLAN



113 MILLION & RAJIB NIOS
1/21/12

A3
016

PLEASE OPTIMIZE
ALL EXTERIOR
DOOR HEADERS TO BE
2-119 CS PLAYS BY BSWAVE.



* - BRACED WALL PANEL
P.L. - POINT LOAD

FIRST FLOOR PLAN



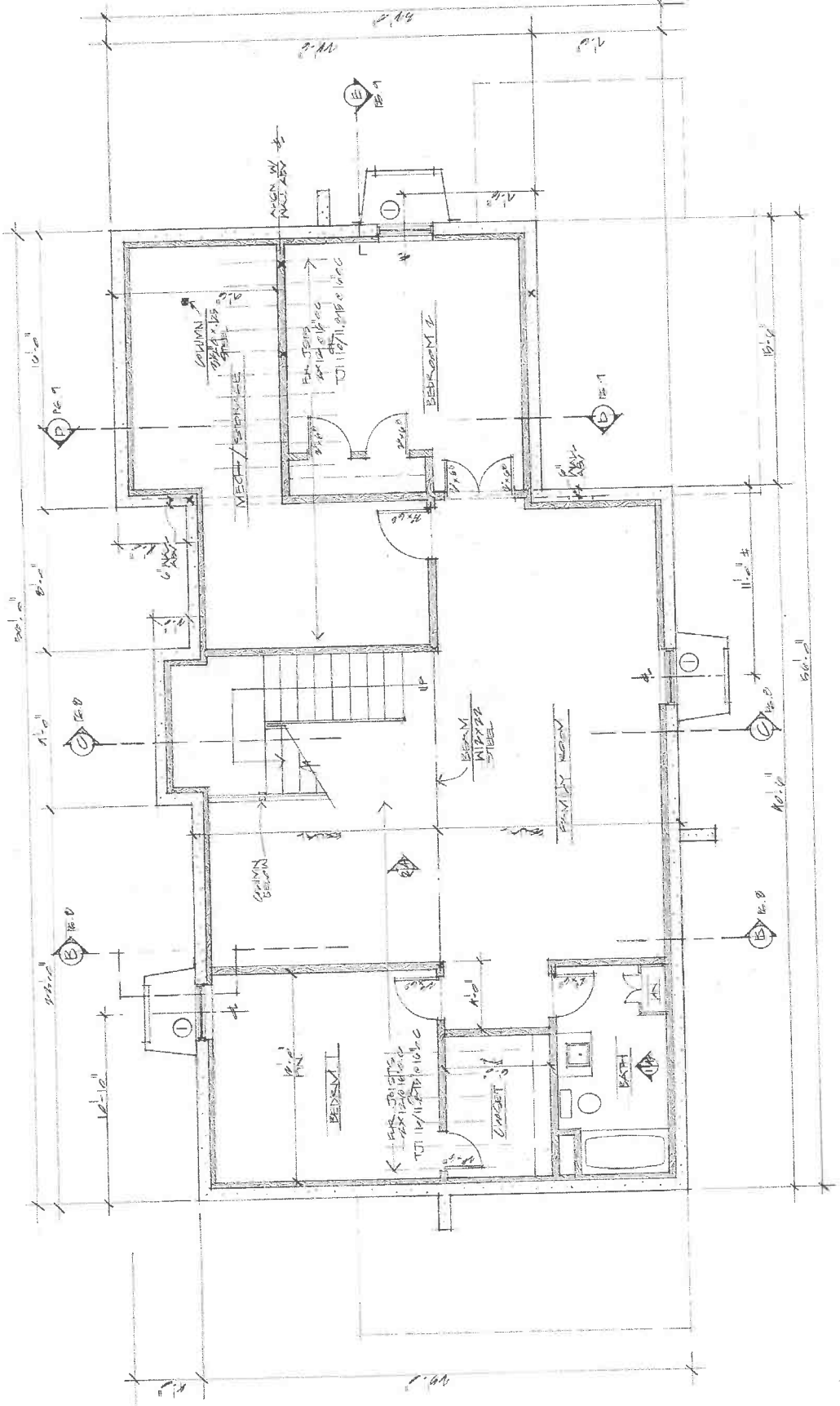
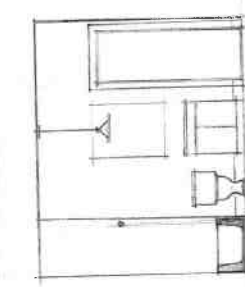
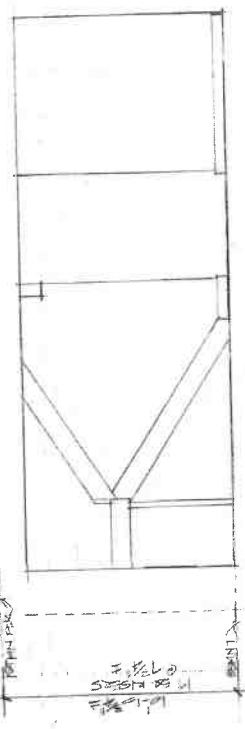
LIVING AREA - 1580 SF
KITCHEN - 162 SF
BEDROOM - 96 SF
(MANAGED TO EXIST. UNITS)

016 AHO ST.

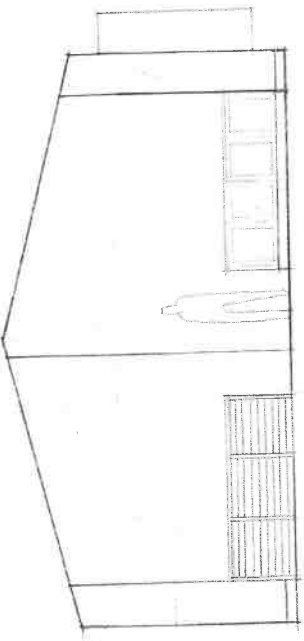
1/21/12

1/28/2014

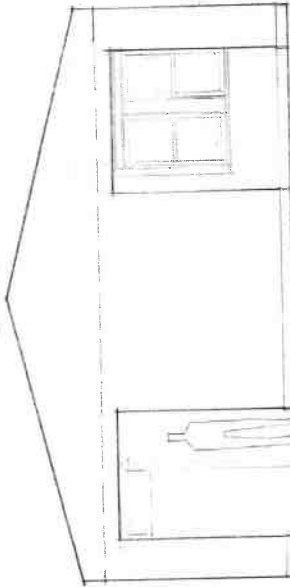
016 010101



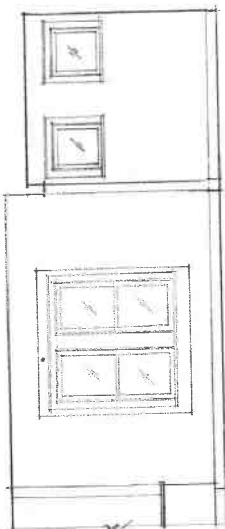
(MEASURED TO EXIST DIMS)



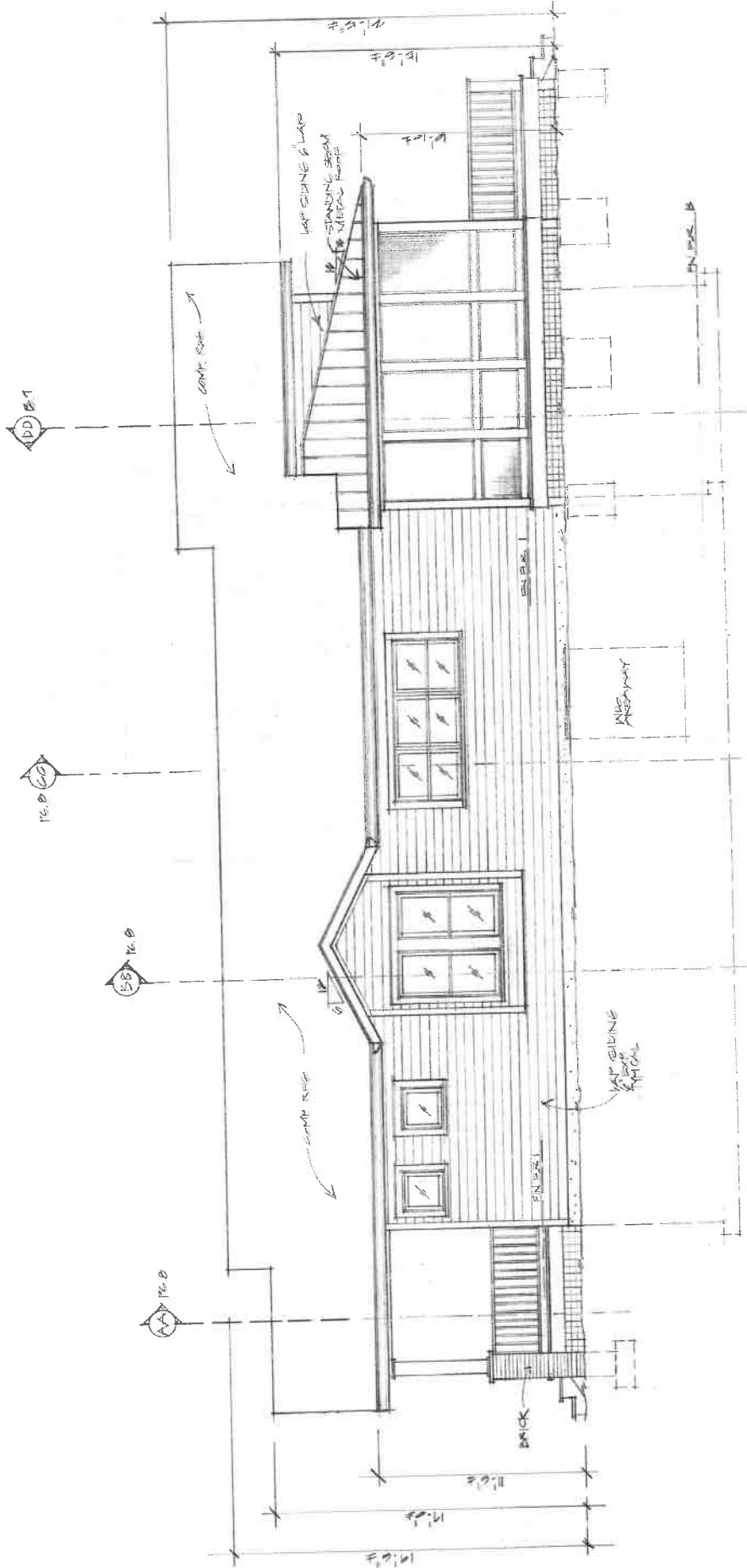
⑧ ELEVATION



⑨ ELEVATION



⑩ ELEVATION



SOUTH ELEVATION

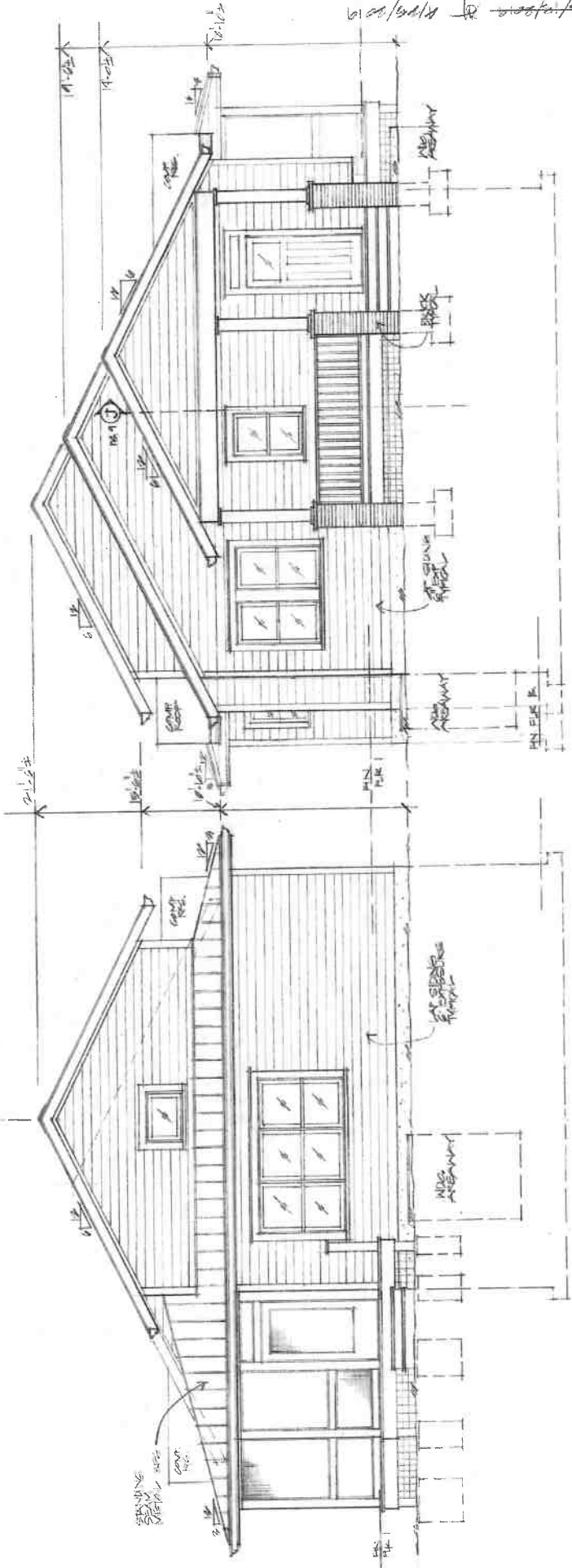
010 010 ST

A5
10/10

WEST ELEVATION



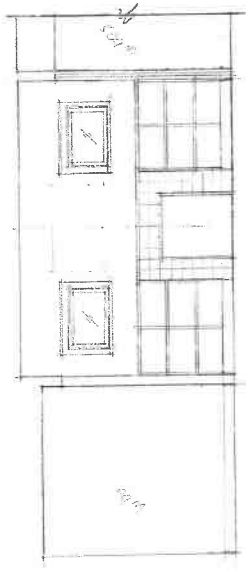
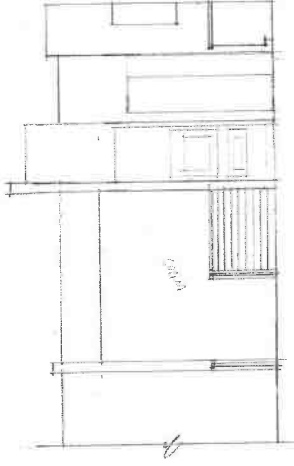
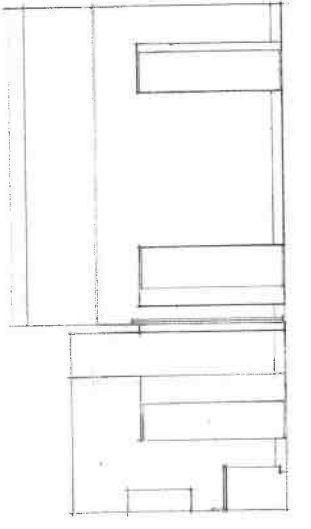
EAST ELEVATION

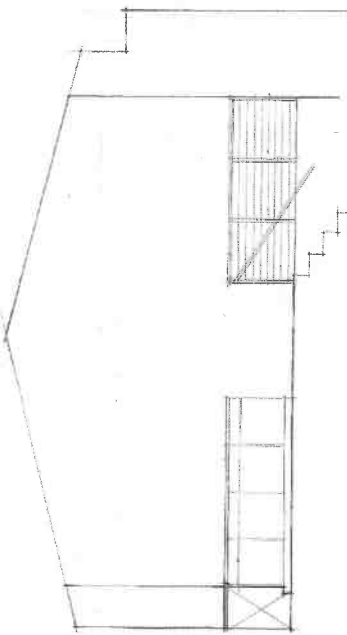


SECTION 1/4" = 1'-0"

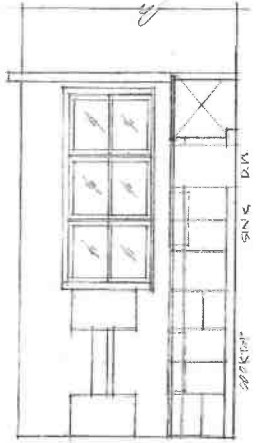
SECTION 1/4" = 1'-0"

SECTION 1/4" = 1'-0"

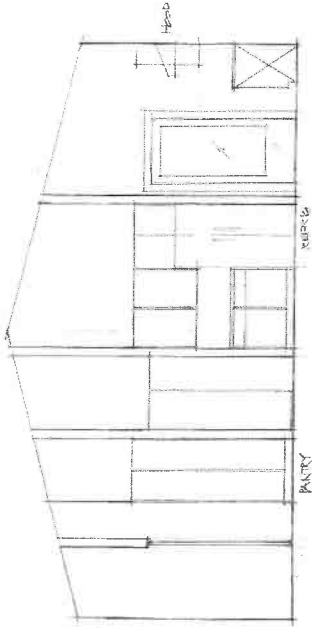




17 ELEVATION



18 ELEVATION



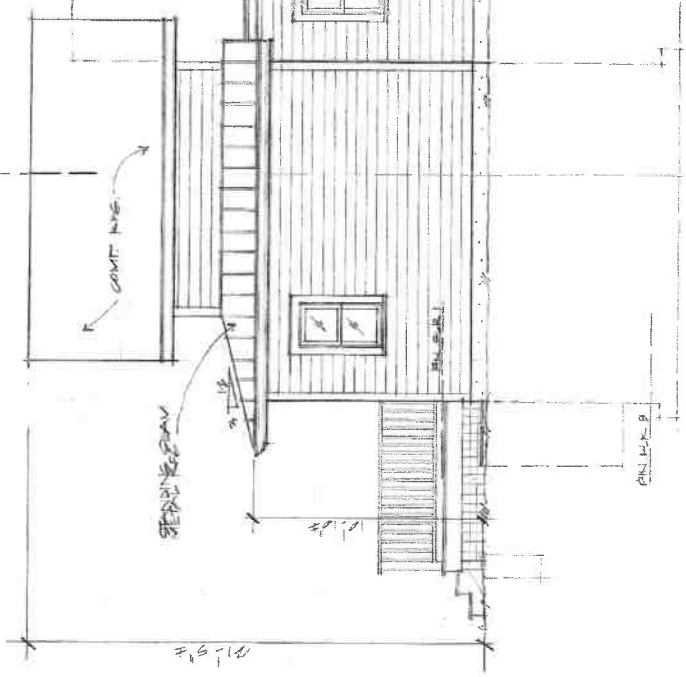
19 ELEVATION

DD REF. D

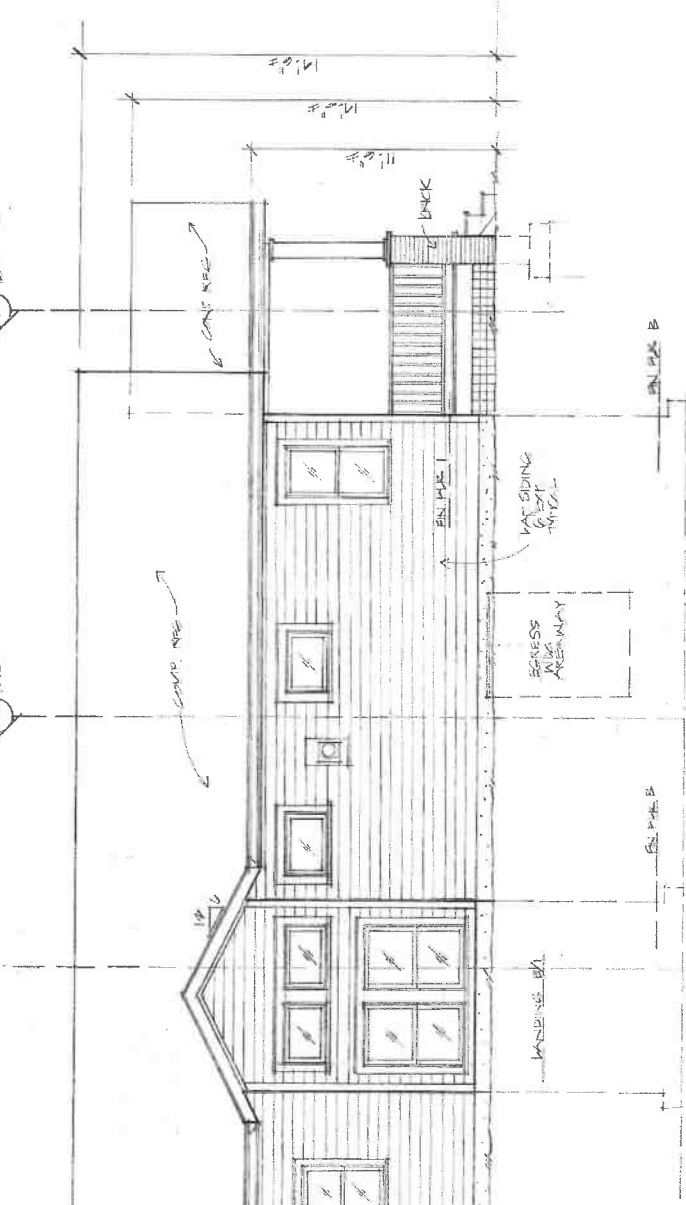
CC REF. D

BB REF. D

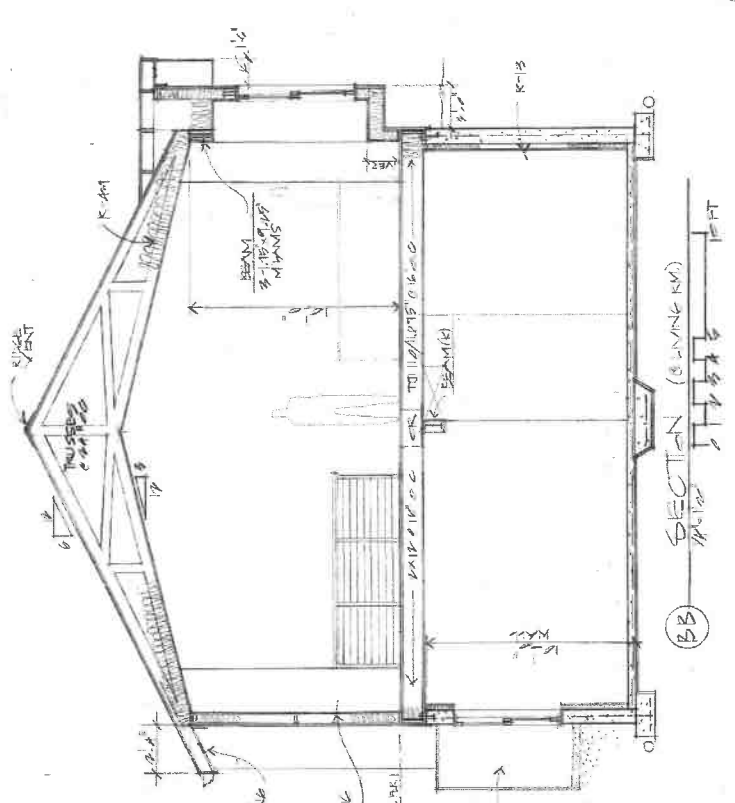
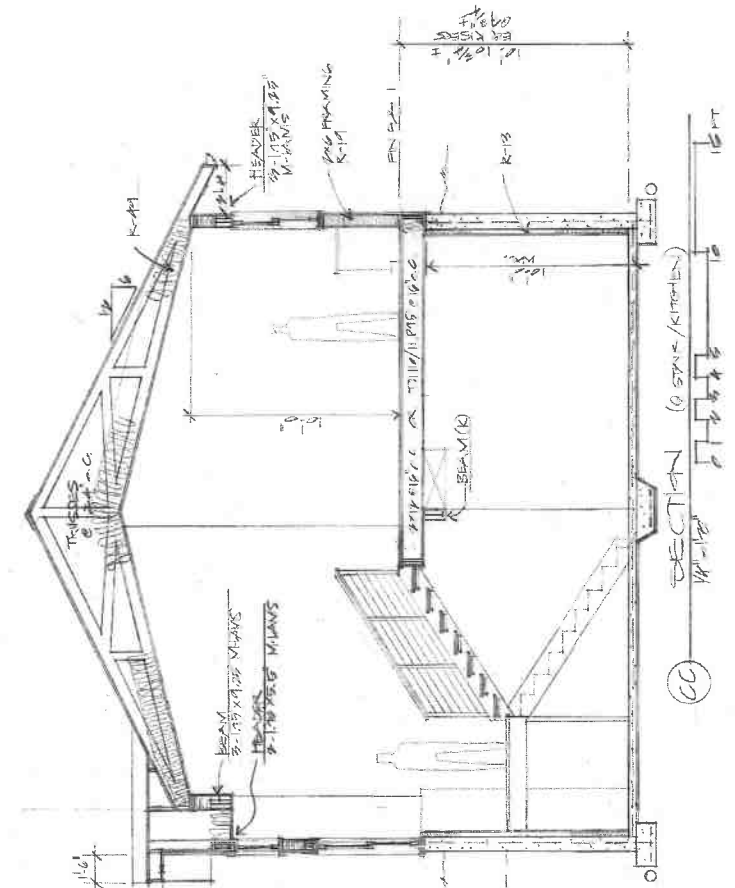
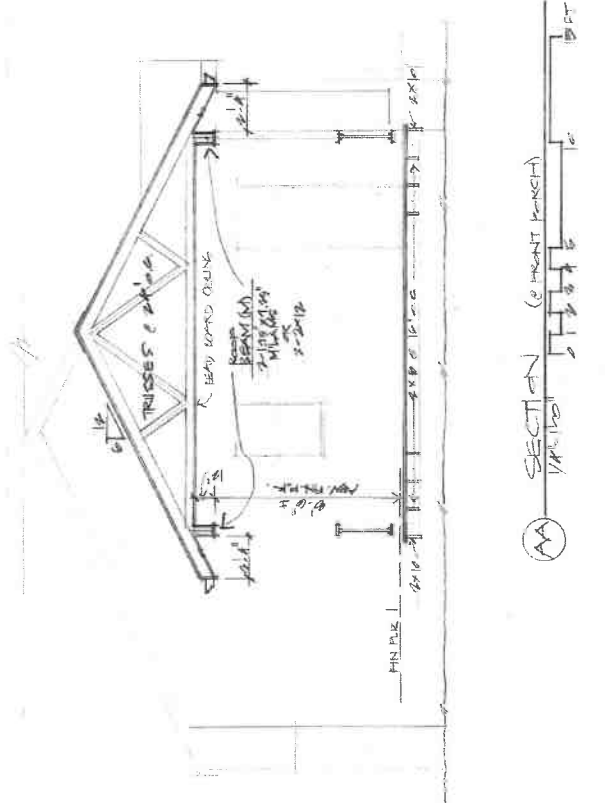
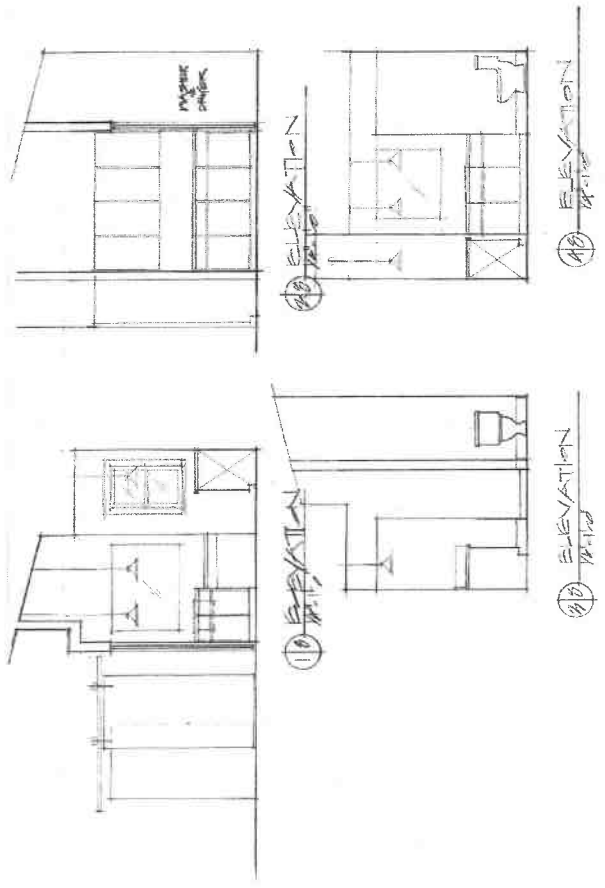
AA REF. D



NORTH ELEVATION



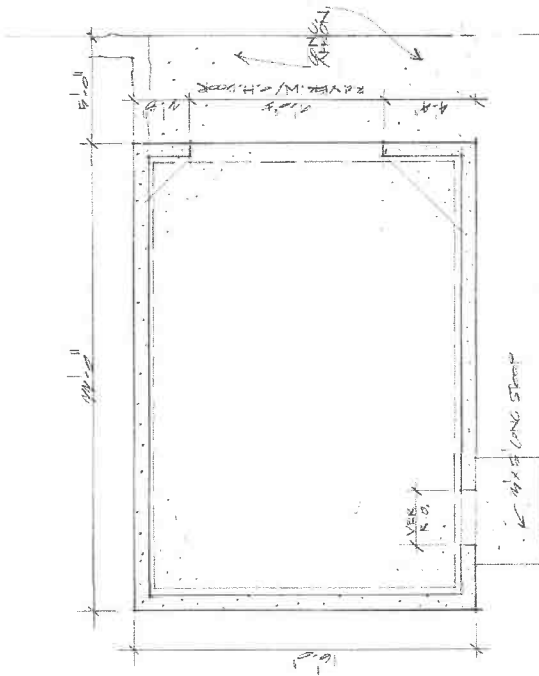
816 OHIO ST.



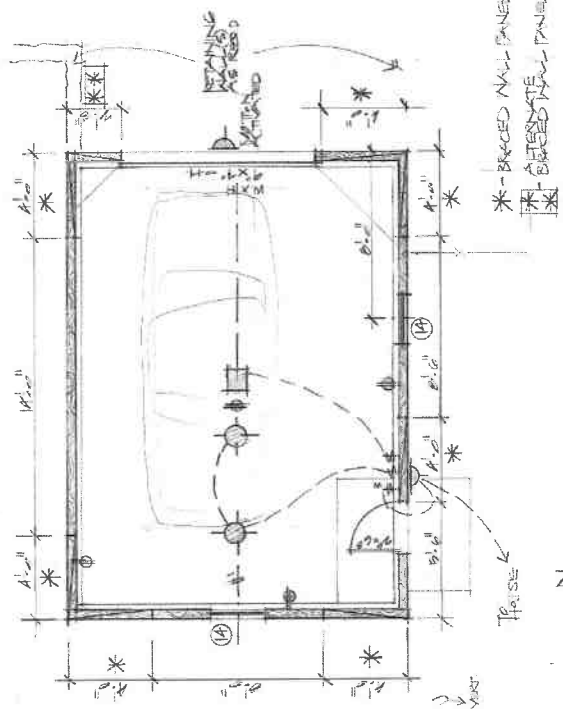
11/1/2014 11/1/2014 11/1/2014

A10

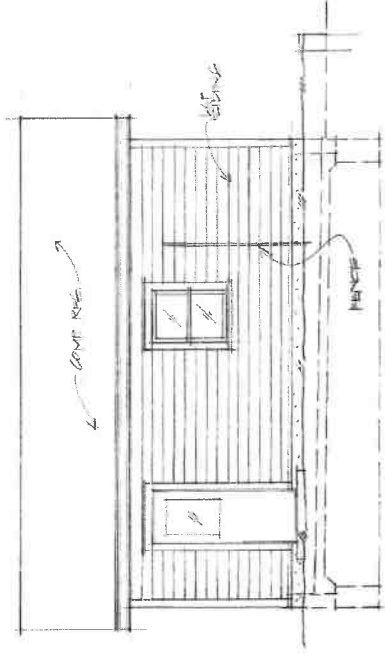
016 010 ST



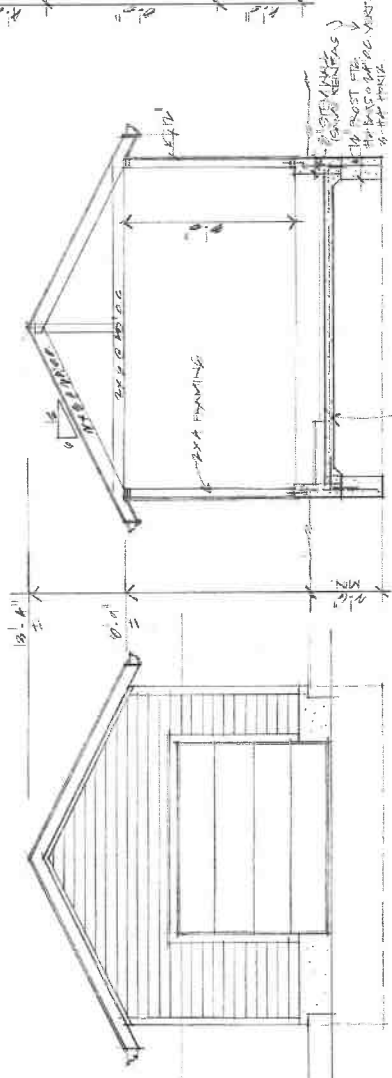
CONCRETE PLAN



FLOOR PLAN

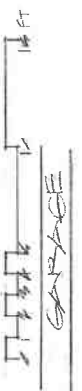


SOUTH ELEVATION



EAST ELEVATION

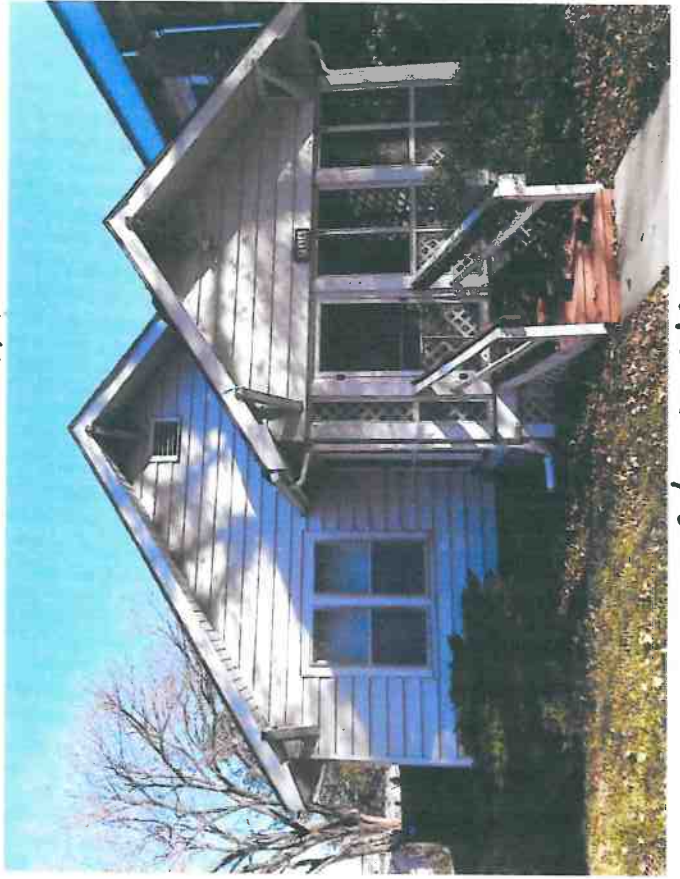
SECTION



GARAGE



EAST ELEV.



WEST ELEV. 816 OHIO ST



SOUTH ELEV.



NORTH ELEV.



WEST SIDE OHIO 1



WEST SIDE OHIO 3



WEST SIDE OHIO 2

816 OHIO ST



EAST SIDE OHIO 3

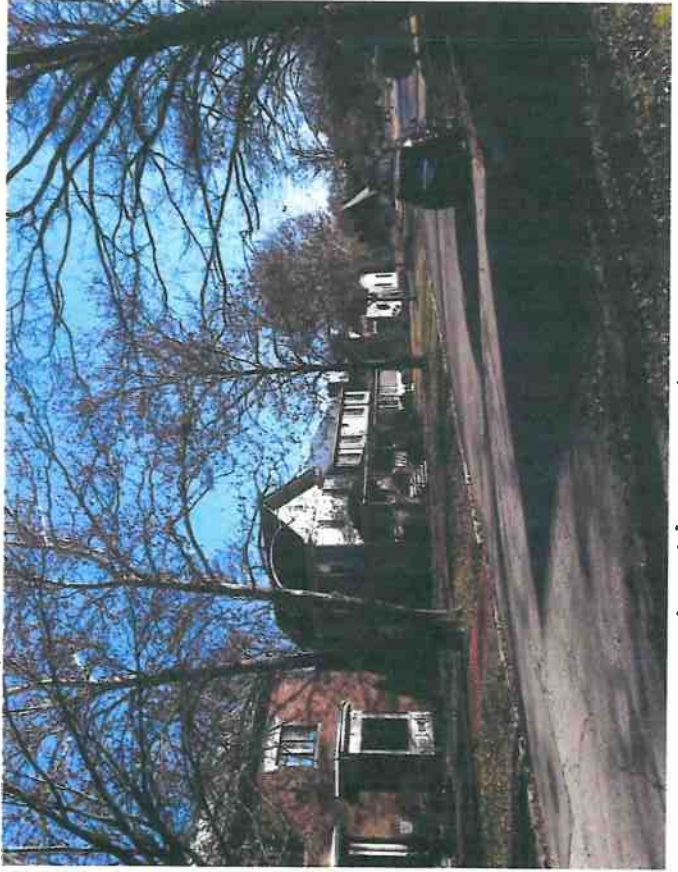


EAST SITE OHIO 2

8/6 OHIO



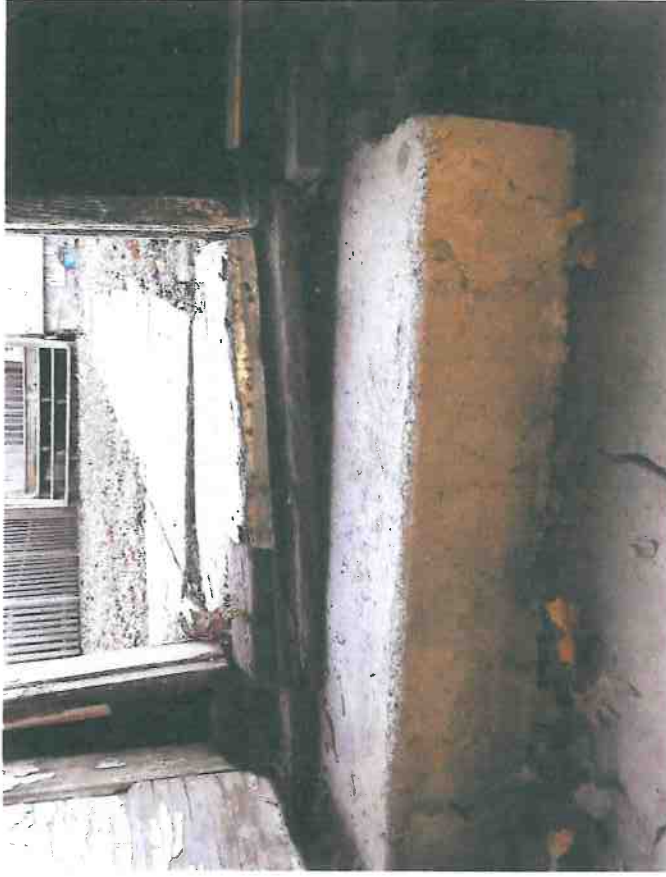
EAST SIDE OHIO 1



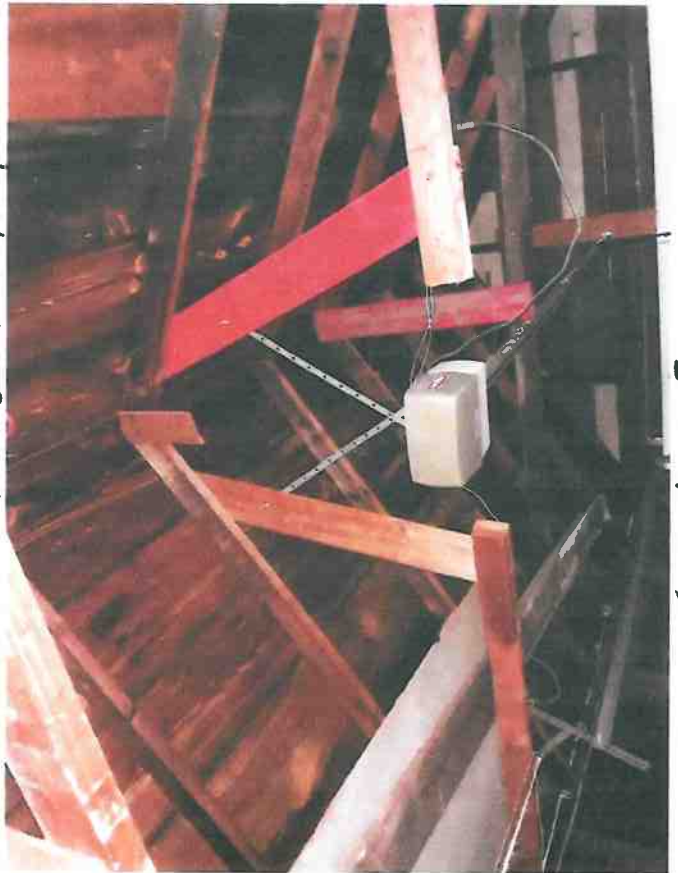
EAST SIDE OHIO 4



GARAGE DETAIL 1



GARAGE DETAIL 2

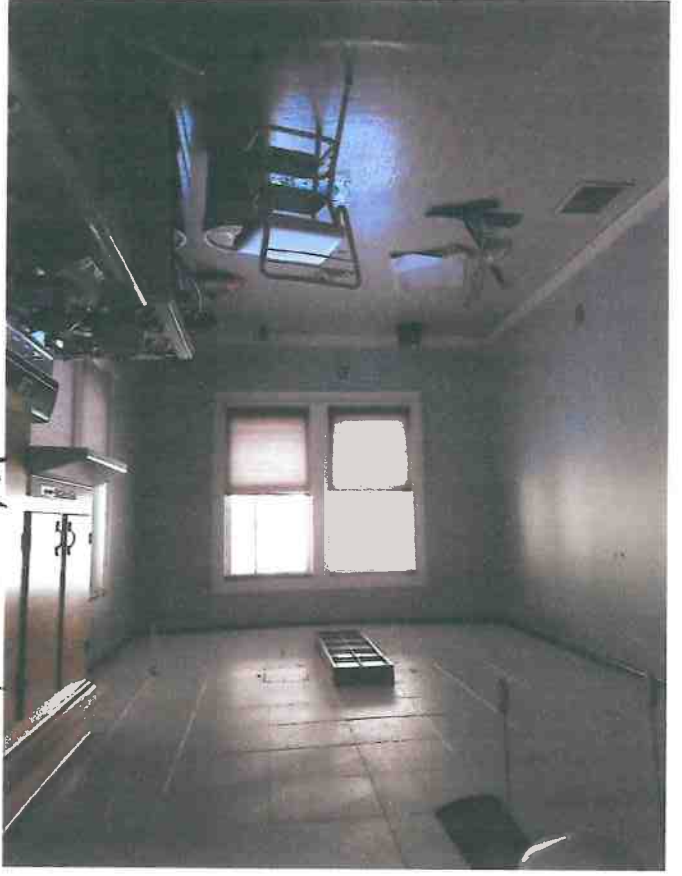


GARAGE DETAILS



GARAGE WEST ELEV. 8/6 04/10 ST.

INT. KIT. 2



816 GH10

INT. LIV. RM 2



INT. KIT. 1



INT. LIV. RM. 1



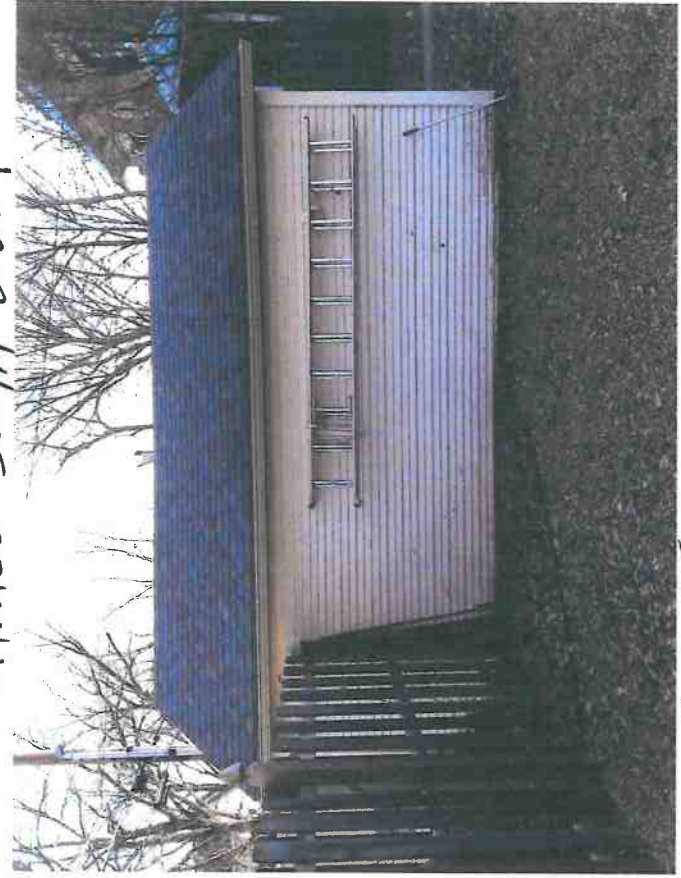
GARAGE EAST ELEV.



GARAGE SOUTH ELEV. 1



GARAGE SOUTH ELEV. 2



GARAGE NORTH ELEV.

8/16 0110 ST

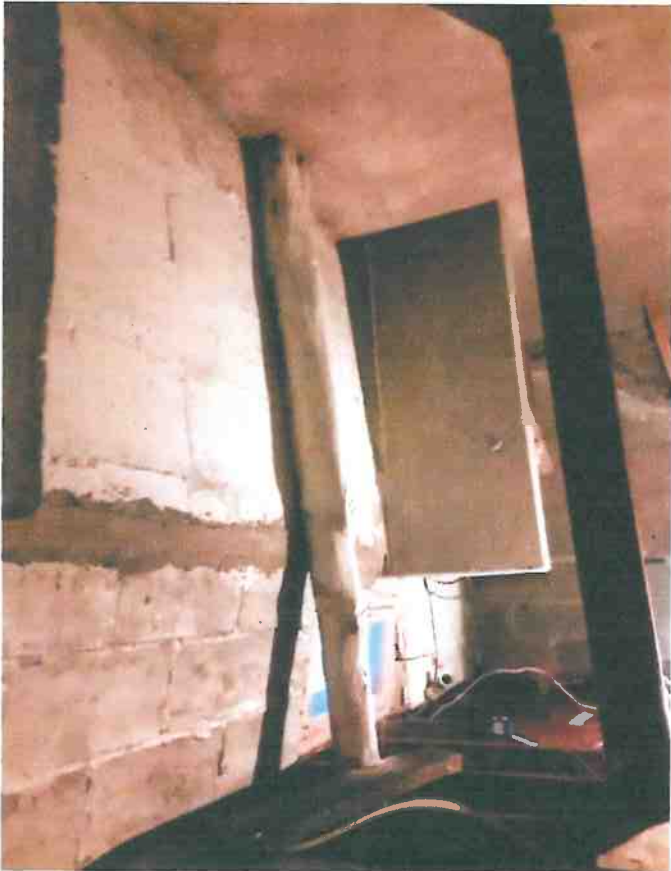
816 0410

B5



B8

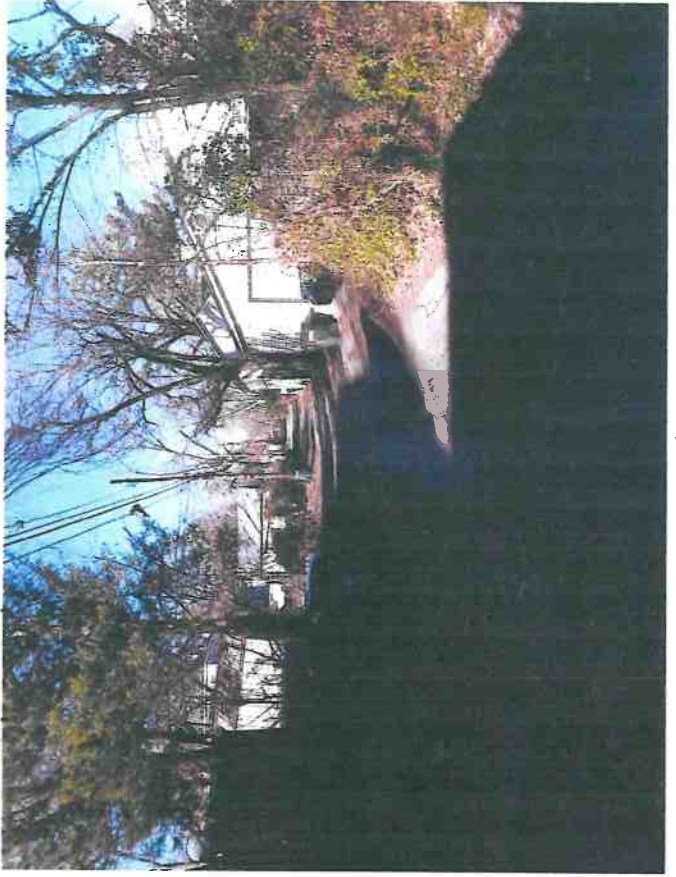
B7



B6



ALLEY LK6. SOUTH



ALLEY LK6. NORTH

DETAIL 3



DETAIL 2



B15



B16



B13



B14

816 OHIO ST



B10



B11



B12



B9

816 OHIO ST



B3



B4



B1



B2

816 OHIO ST.

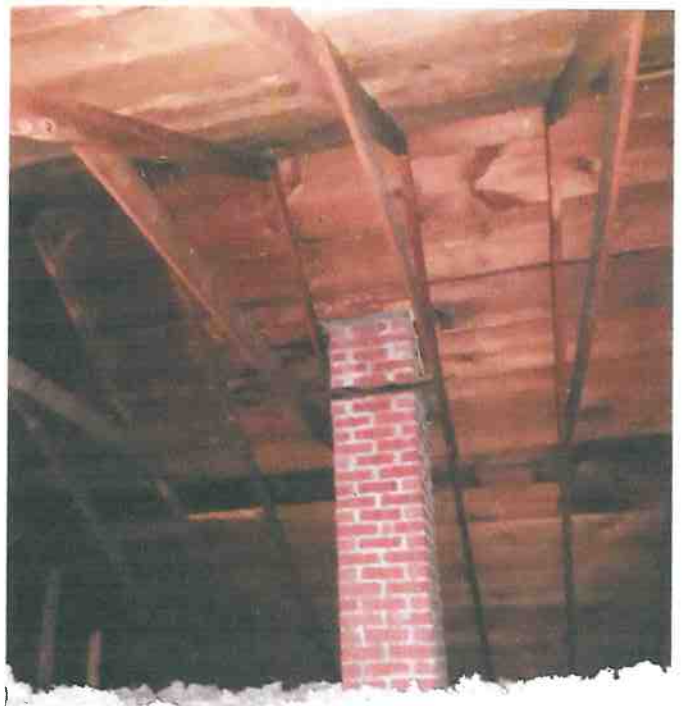


Attic 3

EXT. DETAIL



Attic 1



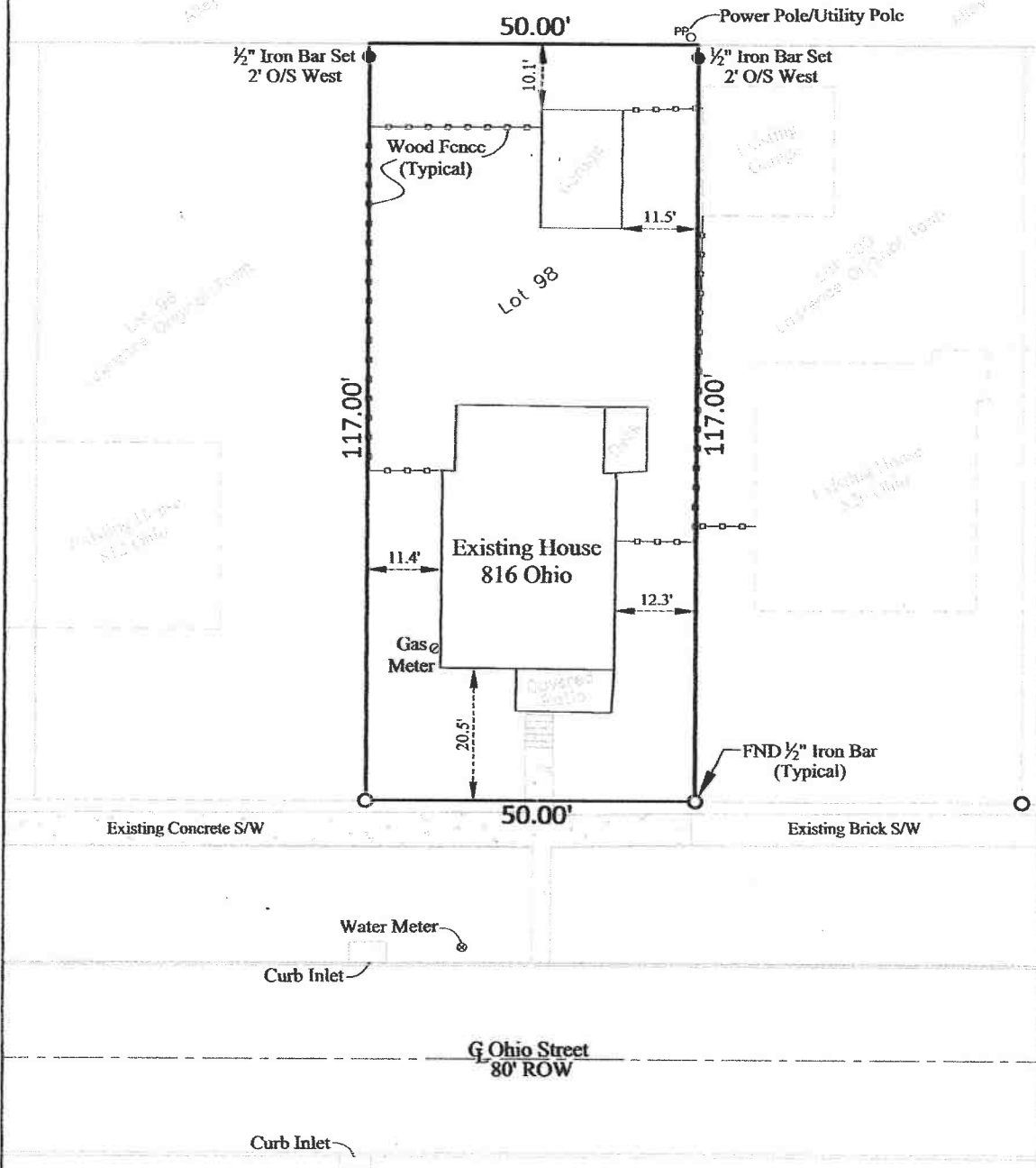
Attic 2

816 Ohio St

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION

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

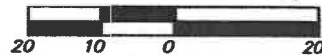


CERTIFICATION

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.

NORTH

SCALE 1" = 20'



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

OLD WEST LAWRENCE RESURVEY

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.