



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

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

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

ITEM NO. 1: COMMUNICATIONS

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

ITEM NO. 2: CONSENT AGENDA

- A. Action Summaries
- B. Administrative Approvals
 - 1. DR-19-00058 1704 Tennessee Street; Residential Remodel; Certificate of Appropriateness
 - 2. DR-19-00362 1021 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
 - 3. DR-19-00367 711 Connecticut Street; Residential Demolition and Remodel; Certificate of Appropriateness
 - 4. DR-19-00419 821 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
 - 5. DR-19-00439 623 Indiana Street; I/I Permit; State Law Review
 - 6. DR-19-00468 1009 New York Street; Residential Accessory Structure; Certificate of Appropriateness
 - 7. DR-19-00473 737 Massachusetts Street; Commercial Remodel; State Law Review
 - 8. DR-19-00474 900 Mississippi Street; Commercial Remodel; State Law Review, Oread Neighborhood Design Guidelines
 - 9. DR-19-00475 1613 Tennessee Street; Plumbing Permit; State Law Review
 - 10. DR-19-00476 1033 Massachusetts Street; Mechanical Permit; State Law Review
 - 11. DR-19-00477 309 Indiana Street; Mechanical Permit; State Law Review

12. DR-19-00478 123 West 8th Street; Electrical Permit; State Law Review
13. DR-19-00479 1021 Tennessee Street; I/I Permit; State Law Review
14. DR-19-00480 724 Massachusetts Street; Site Plan Revision; State Law Review, Downtown Design Guidelines
15. DR-19-00481 933 Kentucky Street; Plumbing Permit; State Law Review
16. DR-19-00482 105 East 8th Street; Plumbing Permit; State Law Review
17. DR-19-00483 915 Alabama Street; Residential Remodel; Oread Neighborhood Design Guidelines
18. DR-19-00484 919 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
19. DR-19-00485 933 Massachusetts Street; Sign Permit; State Law Review

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: DR-19-00403 941 Pennsylvania Street; Residential Addition; Certificate of Appropriateness. The property is located in the environs of the Albert & Sarah Sirpless House (1002 Pennsylvania Street), the William H. Schell House (945 Delaware Street), the Edmondson House (936 Pennsylvania Street), and the Mann-Gray-Edmondson House (946 Pennsylvania Street). Submitted by Roy Ley of Hoke Ley architecture and Design on behalf of John and Erica Gascon, property owners of record.

ITEM NO. 5: DR-19-00467 529 Ohio Street; Residential Remodel; State Law Review, Certificate of Appropriateness. The property is located in the Pinckney I Historic District, National Register of Historic Places. The property is also within the environs of the Griffith House (511 Ohio Street) and the Dillard House (520 Louisiana Street). Submitted by Mike Meyers on behalf of Craig S. and Elizabeth A. Owens, property owners of record.

ITEM NO. 6: SUP-19-00389 1307 Massachusetts Street; Consider a Special Use Permit for the Adaptive Reuse of Designated Historic Property to allow a Detached Dwelling, Home Occupation Type A or B, Work/Live Unit, Congregate Living, Cultural Center/Library, Small Event Center, Private Dining Establishment, Administrative/Professional Offices, Financial, Insurance and Real Estate, Business – Other, Bed and Breakfast, Elderhostel, and Short Term Rental at 1307 Massachusetts Street. Submitted by GouldEvans on behalf of the Libuse Kriz-Fiorito Historic Foundation, property owner of record.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since September 19, 2019.

B-19-00502 Variance; 200 Indiana Street; Burcham Park Shelter

- B. Review of any demolition permits received since September 19, 2019.

- C. Miscellaneous matters from City staff and Commission members.

DR-19-00511 801 Massachusetts; Sign

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00058 1704 Tennessee Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Raising existing structure, excavating and removing the existing foundation, and pouring a new concrete foundations and basement slab. Two new egress window wells will be added to the north side. Lower basement entry will be located on the southeast corner of the basement.

The overall footprint of the basement will be larger than existing house, but the elevation above grade for the house will be similar to the existing condition.



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



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**

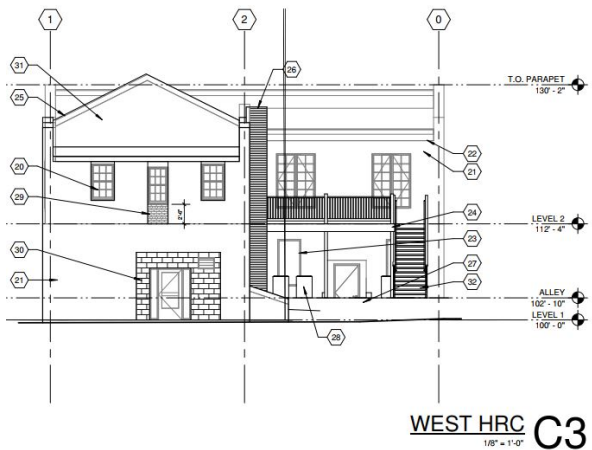
A. SUMMARY

DR-19-00362 1021 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

The second floor will be converted to apartments.

Façade improvements will include: removal of flat metal canopy, installations of new fabric awnings, removal of window A/C units, repair of rotten wood, repair of existing steel windows to original appearance & working order, removal of paint on existing brick & storefront metal, repair of existing brick where required, painting of all existing wood storefront that is already painted, patch and repair of existing tile at bulkhead.



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-19-00367 711 Connecticut Street; Residential Demolition and Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Demolition of existing accessory structure (garage) and replace with new accessory structure. Demolition of existing addition to primary structure and replace with similar addition to structure. Remodeling exterior siding, upgrading to cement board siding and metal clad windows. Most window locations will remain in place. Replace existing deck on same footprint. Addition of dormers to roof of primary structure.



C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

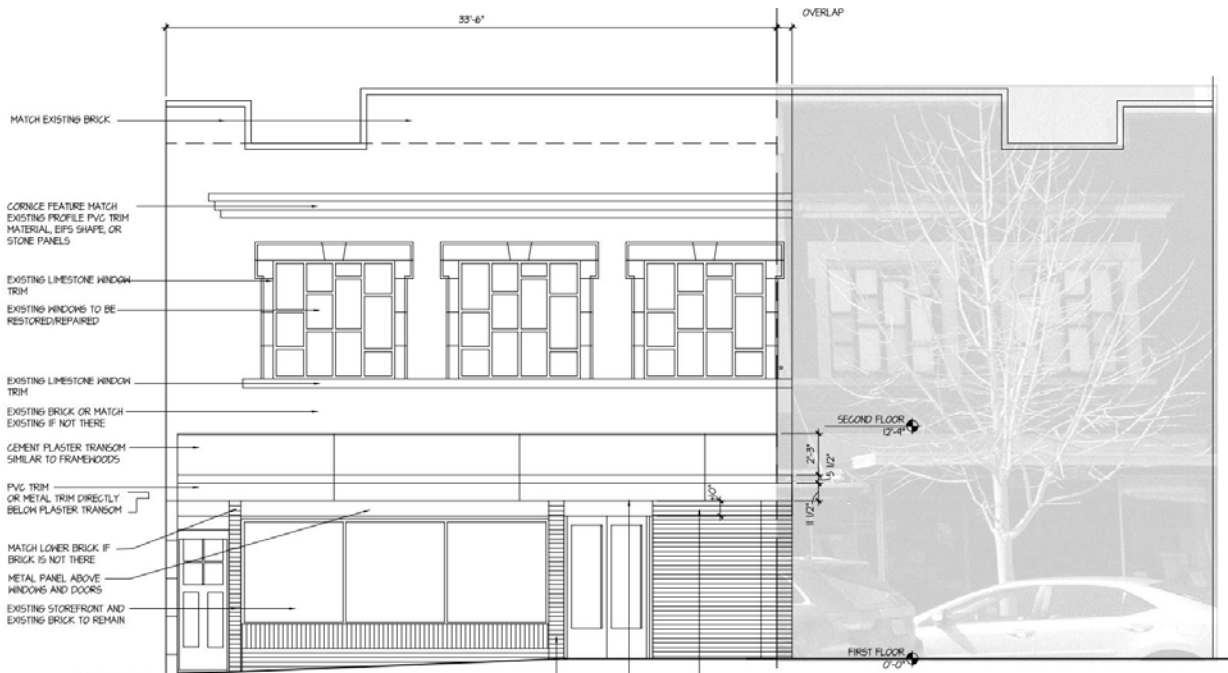
DR-19-00419 821 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

Remove existing flat canopy and stucco façade to uncover the second story windows. The second story elements will match the elements found on 819 Massachusetts Street (the property abutting to the north, visible on the right hand side of the photo below). Existing storefront and bulkhead to remain. The canopy will be removed and replaced with a transom area featuring a cement plater band.



Existing Condition



Proposed Remodel

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-19-00439 623 Indiana 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).

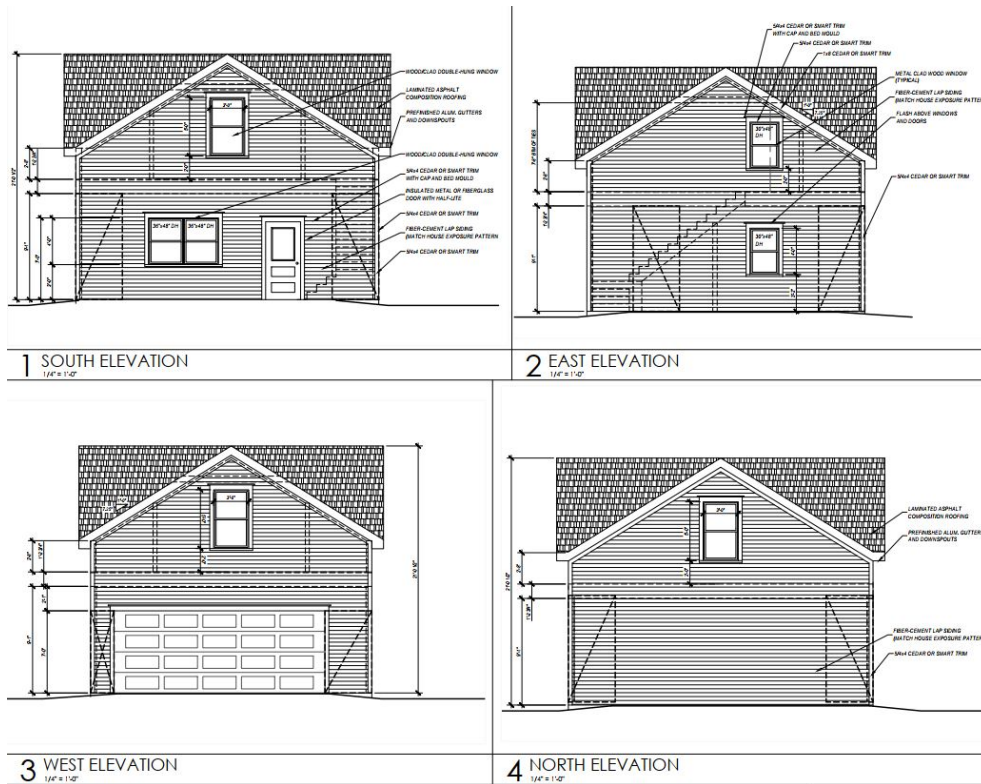
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00468 1009 New York Street; Residential Accessory Structure; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Construction of a new 1.5 story wood framed garage.



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-19-00473 737 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior remodel of commercial space for a proposed leasing office for student housing.

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).

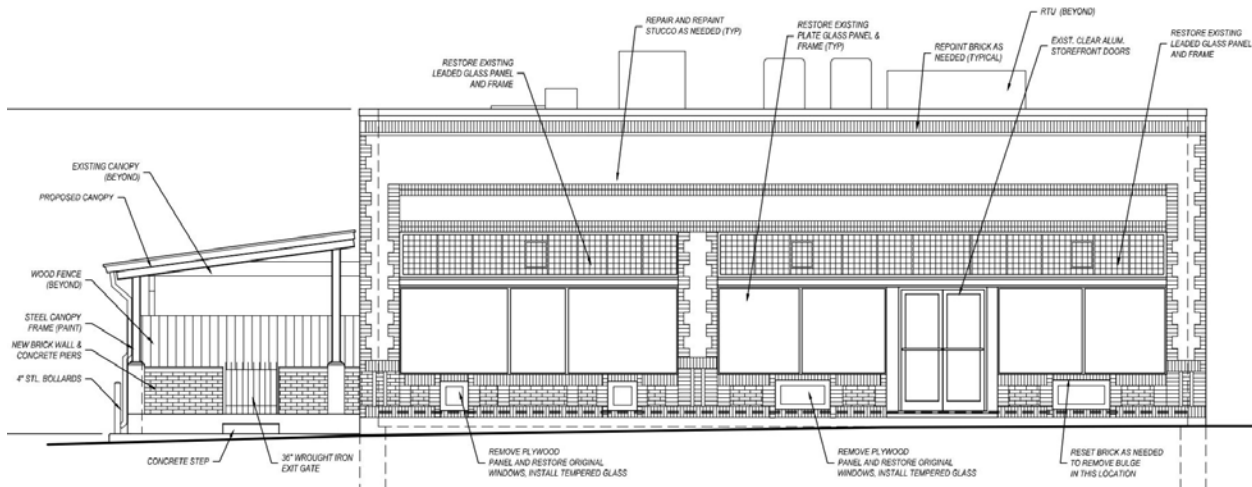
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

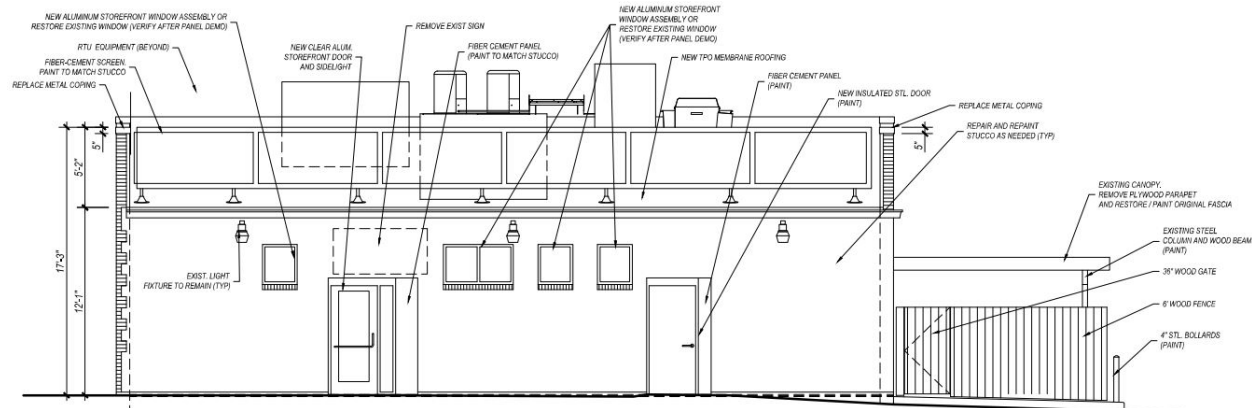
DR-19-00474 900 Mississippi Street; Commercial Remodel; State Law Review, Oread
Neighborhood Design Guidelines

B. PROJECT DESCRIPTION

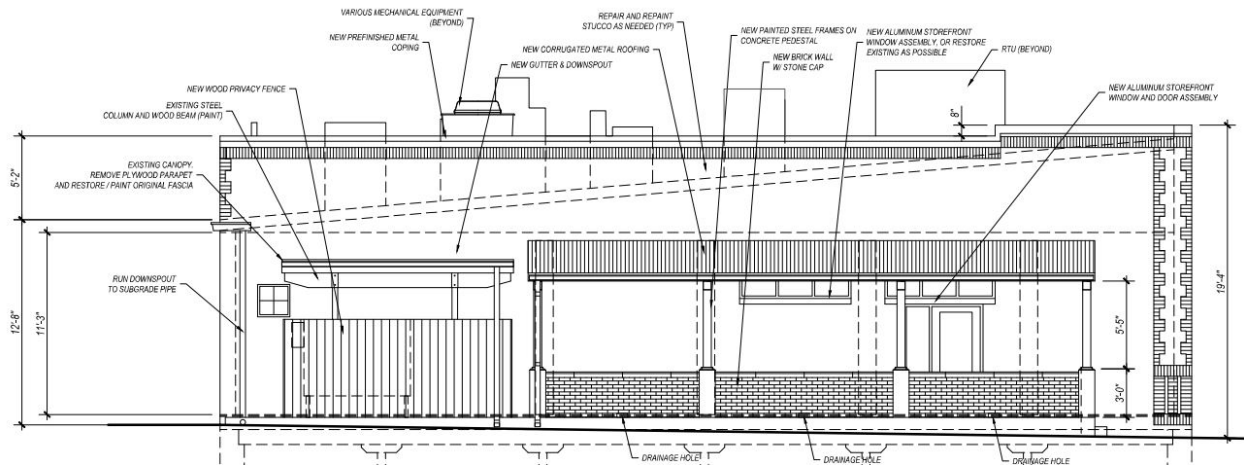
Conversion of laundromat and hair styling uses to a restaurant.



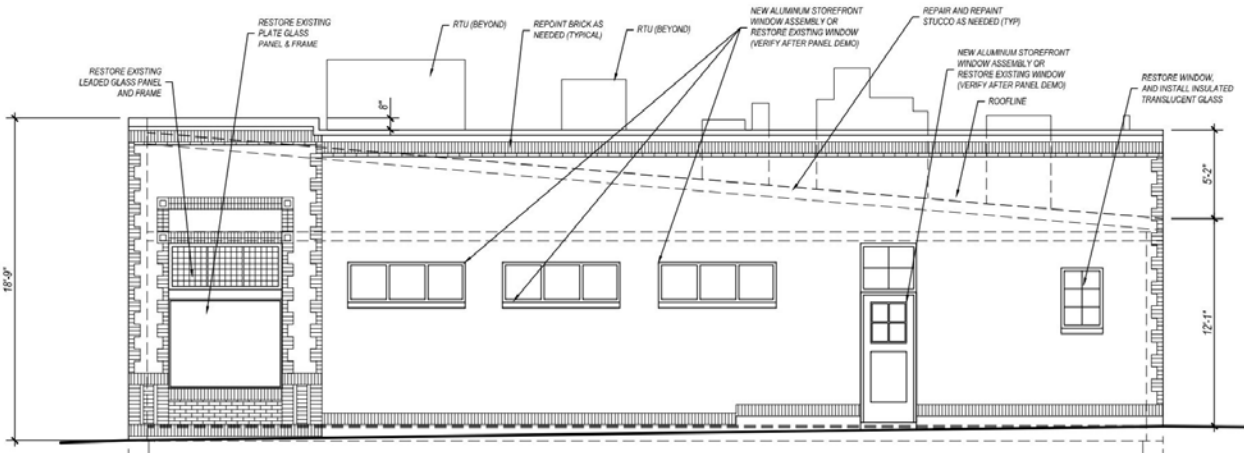
(North elevation)



(South elevation)



(East elevation)



(West elevation)

C. STANDARDS FOR REVIEW

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00475 1613 Tennessee Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Plumbing permit to install a new sewer line.

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-19-00476 1033 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical permit to replace the 2.5 ton air conditioner unit.

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-19-00477 309 Indiana Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical permit to replace the 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-19-00478 123 West 8th Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical permit for the traffic meter at 8th and Vermont.

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-19-00479 1021 Tennessee 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/sanitary drain work.

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).

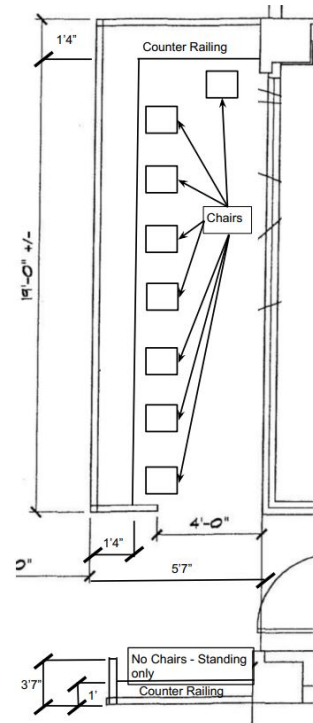
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00480 724 Massachusetts Street; Site Plan Revision; State Law Review, Downtown Design Guidelines

B. PROJECT DESCRIPTION

Minor site plan to revise the outdoor dining area layout.



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-19-00481 933 Kentucky Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Repair/replacement of 6 water lines on the property.

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-19-00482 105 East 8th Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Replace gas 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-19-00483 915 Alabama Street; Residential Remodel; Oread Neighborhood Design Guidelines

B. PROJECT DESCRIPTION

Replace garage door, replace roof with composite shingles.

C. STANDARDS FOR REVIEW

Oread Neighborhood Design Guidelines (Oread Neighborhood Conservation Overlay District)

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00484 919 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

Two signs at 919 Massachusetts Street. The sign on the rear of the building is a wall sign, the sign on the front of the building is an awning sign.



(rear wall sign)



(front awning sign)

One sign and one canopy sign; flat plastic face with vinyl for illuminated sign, awning material to recover existing non-illuminated awning frame; 24.5 square feet (wall), 97.08 square feet (awning).

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.

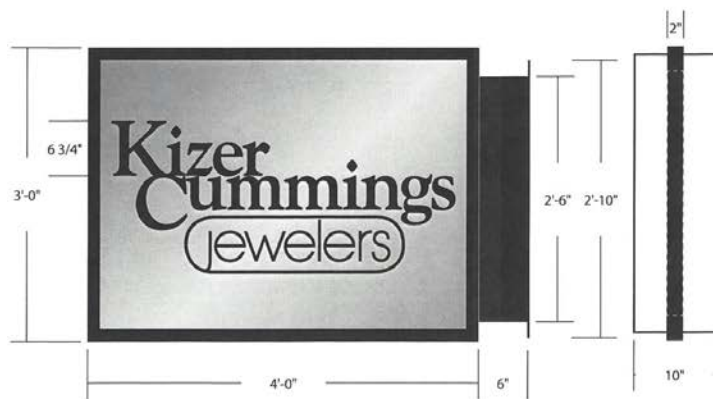
Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00485 933 Massachusetts Street; Sign Permit; State Law Review

B. PROJECT DESCRIPTION



One projecting blade sign; Aluminum; Non-illuminated. 12 square feet.

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.

Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: October 9, 2019
RE: DR-19-00403 941 Pennsylvania Street

Background

At the Historic Resources Commission meeting on September 19, 2019, the Commission referred DR-19-00403 941 Pennsylvania Street to the Architectural Review Committee (ARC) to identify possible design options for the project that would meet the overall goals of the applicant while better meeting the applicable standards and guidelines.

The applicant and the ARC met on October 3, 2019.

ARC Meeting

The applicant and the ARC members discussed potential options for a change to the proposed flat roof for the project.

The applicant and the ARC did not come to a consensus on any solution.

ARC Recommendation

The ARC recommends the Commission review the project with the flat roof as proposed.

Lawrence Historic Resources Commission	Item No. 6
941 Pennsylvania Street	DR-19-00403
Roof Addition	9/19/2019

<p>Applicant Roy Ley of Hoke Ley Architecture and Design on behalf of John and Erica Gascon, property owners of record.</p> <p>Standards for Review Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 <p>Environs</p> <ul style="list-style-type: none"> • Albert & Sarah Sirpless House (1002 Pennsylvania Street) <ul style="list-style-type: none"> ○ Area 1 • William H. Schell House (945 Delaware Street) <ul style="list-style-type: none"> ○ Area 1 • Edmondson House (936 Pennsylvania Street) <ul style="list-style-type: none"> ○ Area 1 • Mann-Gray-Edmondson House (946 Pennsylvania Street) <ul style="list-style-type: none"> ○ Area 1 <p>Associated Cases DR-18-00050 Addition</p>	<p>Request The applicant proposes to add a second story roof addition to the structure located at 941 Pennsylvania Street.</p> <p>Reason for Request The property is located in the environs of the Albert & Sarah Sirpless House (1002 Pennsylvania Street), the William H. Schell House (945 Delaware Street), the Edmondson House (936 Pennsylvania Street), and the Mann-Gray-Edmondson House (946 Pennsylvania Street).</p> <p>Staff Recommendation <u>Certificate of Appropriateness</u> Staff recommends the Commission refer the project to the Architectural Review Committee to refine the design to meet the applicants' goals while meeting the applicable standards and guidelines.</p>
---	---

Project Description

The applicant proposes to add a second story roof addition to the structure located at 941 Pennsylvania Street. The new roof addition will encompass the majority of the structure with the exception of an approximately 7 foot east to west section on the south roof plane of the front facing gable roof, an approximate 21 foot east to west portion of the north roof plane of the front facing gable, and a small approximately 6 foot by 20 foot existing addition on the west elevation. An approximately 9 foot wide flat roof (1/4 inch per 1 foot slope) dormer will be located on the north portion of the north facing roof. The roof slope for the entire roof addition will be 1/2 inch per 1 foot. There will be a parapet around the flat roof form. From grade to the top of the parapet will be 21 feet in height. The top of the roof will be 19 feet from grade.

The front facing gable portion of the structure will have no change in fenestration nor will the ground floor of the existing north/south "L" of the structure. On this east elevation, the second story will have three single pane windows.

The north elevation will have a flat roof dormer approximately 2 ½ feet from the edge of the gable end roof plane. A new single pane window will be located in a similar location to an existing small two horizontal pane window. The existing addition will have a window on the ground floor (existing condition) and a single pane window on the upper floor.

The west elevation ground floor fenestration pattern will remain the same. The current window on the north portion of the ground floor elevation will be changed in size. The upper floor of this elevation will have one small single pane window on the north side of the elevation and one large picture window on the south side of the elevation. A new flat roof porch is proposed for this elevation. It will be approximately 18 feet by 22 feet. It will extend past the south wall plane approximately 10 feet.

The bay window projection on the south elevation will remain. The shed roof will be replaced with a deck to allow for a balcony above. The balcony will be accessed by a double leaf door that will replace an existing window. The balcony will have a glass guardrail. Additional fenestration on this elevation includes three upper floor single pane windows and two ground floor single pane windows.

A new porch on the east elevation is also proposed for the project. The new porch will replace the existing porch and will be six feet deep. It will extend past the front wall plane of the front facing gable approximately four feet. It will have a flat roof and painted steel posts.

There is no change in the square footage of the second floor of the structure. The interior space will be reconfigured.

An administrative review was approved for this structure in 2018 (DR-18-00050). The project scope was repair from fallen tree damage and the addition of rain screen sheathing for the existing addition. The bay projection on the south site was to be altered to have a balcony above with a double leaf door leading to the balcony area. No other changes to the original part of the house were approved.

Project Review

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. The review focuses on the listed property and how the project interacts with 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.

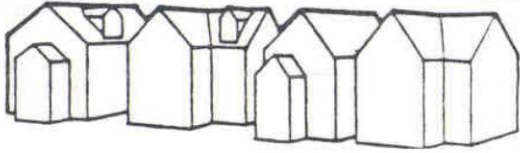
The proposed project is located in the environs of the Albert & Sarah Sirpless House (1002 Pennsylvania Street), the William H. Schell House (945 Delaware Street), the Edmondson House (936 Pennsylvania Street), and the Mann-Gray-Edmundson House (946 Pennsylvania Street). The landmark properties were listed as part of the thematic context of Living in East Lawrence. The development of East Lawrence is significant for its value as part of the development of the community. The landmarks represent some of the vernacular forms found in East Lawrence. Each of these landmarks has an environs definition. According to the definitions, the primary focus of the review of projects in the environs is maintaining the existing structures and visual appearance of the environs. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation in addition to the Criteria set forth in Section 22-505.

New additions in a contemporary design are not discouraged by the Standards and Guidelines of Chapter 22. The Secretary of the Interior's Standards also allow for contemporary design. The design, however, should be compatible with the listed properties and their environment. Compatibility is key to keeping new construction from encroaching on the listed properties. To achieve compatibility, design elements and forms should reflect the listed property's character defining elements and forms.

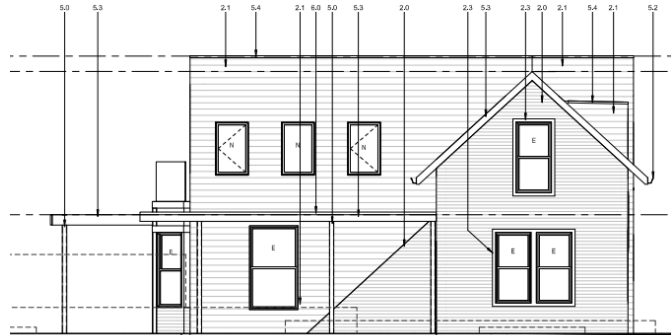
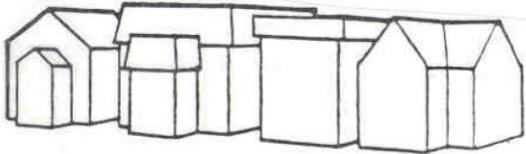
The proposed second story roof addition is not compatible with the listed properties. It utilizes a flat roof shape with parapet for the primary roof form. This flat roof will cover the majority of the house. Flat roof forms are not typical for the primary roof form of residential structures in the environs of the listed properties. The roof forms for the listed properties are hipped and gabled. Roof form is a significant character defining element for listed properties. In Chapter 22, the guideline for roof shapes says that the roof forms should relate to the roof forms found in the area. Duplication of existing or traditional roof shapes, pitches and materials on new construction can make new structures more visually compatible. The guidelines also say that introducing roof shapes, pitches, or materials not traditionally used in the area should be avoided.

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.



At some time an addition was added to the structure that changes the historic vernacular form of the existing structure on the west side of the gable roof ridge of the "L". This alteration is not visible from the primary façade and does not impact the roof form from the street. It is equal to or lower than the ridgeline of the historic form. This roof form is a shed roof form that is found in the area.

Because of the height and form of the roof for the proposed roof addition, the massing of the roof addition is not compatible with the listed properties. The large rooftop addition with its flat roof creates a box-like mass. This mass creates the visual appearance of a heavy mass dominating the simple vernacular form of the existing structure. This is not a form that is found in the environment of the listed properties and is not compatible with the character of the area.

The addition of a balcony on the south elevation is also not compatible with the listed properties. Vernacular structures of this type and size do not typically have balconies over bay projections. The addition of this balcony is introducing a new form to the environment of vernacular structures in this area. However, this proposed alteration was previously approved under DR-18-00050. The approval was based on the balcony being a change to a vernacular structure that did not significantly encroach on the listed properties as a stand-alone project. The scope of the proposed project includes significant changes to the structure and the balcony addition adds to the overall non-compatible forms proposed for the structure.

The proposed new porch on the primary (east) elevation will extend past the east wall plane of the gable end portion of the existing structure. While this is not typical for this area, the proposed porch maintains a front porch in the location of typical front porches for vernacular structures of this type. However, the porch also extends approximately 3 ½ feet past the southern wall plane. This location is approximately 1 foot south of the plane created by the bay projection on the south elevation. The porch should not obscure the bay projection. It is not typical for a porch to extend past the bay projection. The porch should be reduced to be in line with the southern

wall plane. While the extension of the porch beyond the front wall plane created by the gable end portion of the structure will not impact the listed properties, the extension past the south wall plane may because this is not a form found in the environment of the listed properties. There is also a deck proposed for the south east corner of the structure. This deck is not typical for the environs and should be recessed behind the front plane created by the new porch.

A covered porch is also proposed for the west elevation of the structure. The material for the covering is not indicated on the drawings. The porch extends approximately 10 to 11 feet past the south wall plane. This is not typical for the environs and new additions should be placed to the rear of a structure. The porch should be reduced to be behind the wall plane established by the southern wall plane created by the south portion of the bay projection.

The listed properties are significant for their vernacular architecture as it relates to the growth and development of Lawrence. The landmarks were nominated under Criterion 1 for their *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. The nominations note

The vernacular architecture and the cohesive streetscapes of the neighborhood emphasize the commonalities of the diverse populations that settled in this area of Lawrence. While the structures in the neighborhood reflect the evolution of vernacular architecture and the incorporation of stylistic details over time, the relationship between the structures based on location, streetscape, building materials, workmanship, mass and scale create a distinct neighborhood identity that is of value to the study of the history of the City of Lawrence.

The environment of the listed properties is a key element to the listed properties significance. Introducing a large mass with a flat roof form is not compatible with the listed properties or the character of the environs. New construction should use forms that exist on the listed properties or that are typical in the environment of the listed properties.

A new second story roof addition is possible for this structure. The roof addition could use a gable roof form for the primary façade. This roof form could shed on the west side of the roof ridgeline. The height of the ridgeline could be similar to the ridgeline of the existing east/west gable roof form. Other design options may be possible and would still allow for the interior head height needed for the new interior configurations of bedrooms.

The proposed project is not compatible with the listed properties. Because the listed properties are significant for their vernacular architecture, the character defining elements of the structures and their environment should be preserved. According to Standard 9 (Section 22-505) the design should be compatible with the size, scale, color, material, and character of the property, neighborhood, or environs. According to the adopted environs definitions, maintaining the existing structures and visual appearance of the environs is the primary focus of review. There are design alternatives to the project that would meet the applicants' goals while meeting the intent of the standards and guidelines. Staff recommends the project be referred to the Architectural Review Committee to explore these alternatives.

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

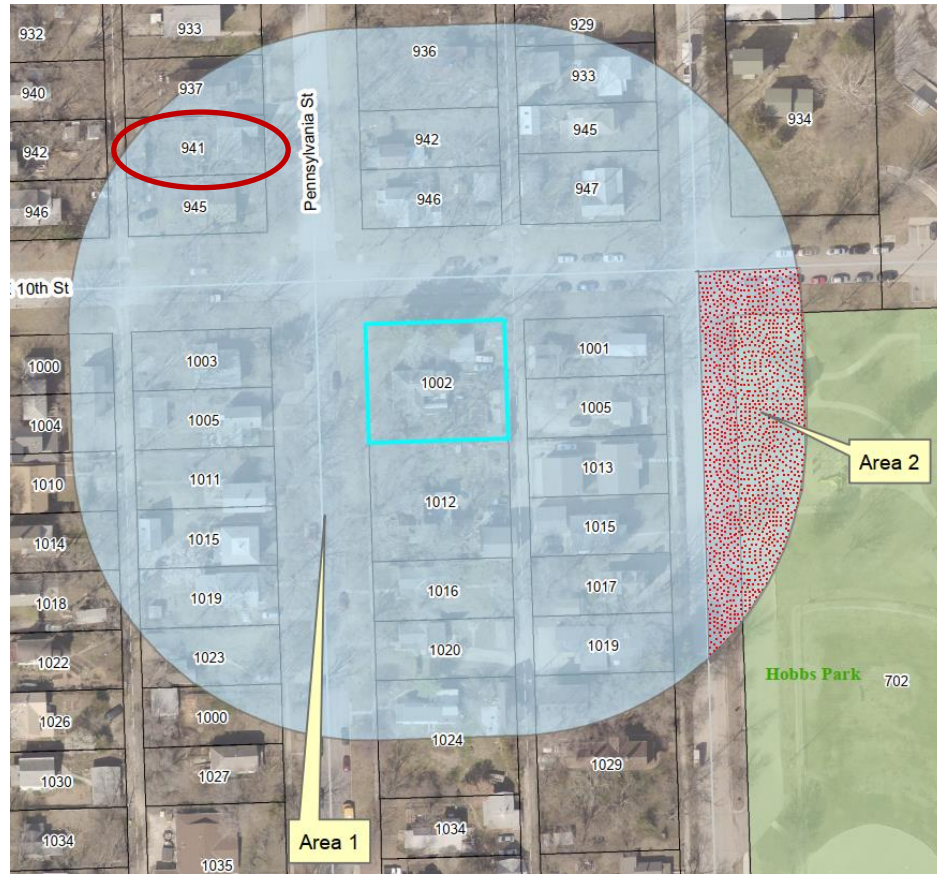
Albert & Sarah Sirpless House (1002 Pennsylvania Street)

The Environs for the 1002 Pennsylvania Street, the Albert & Sarah Sirpless House, should be reviewed in the following manner. The Environs are divided into two areas (see attached map) and the subject property is located in Area 1. The following standards apply:

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

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.



William H. Schell House (945 Delaware Street)

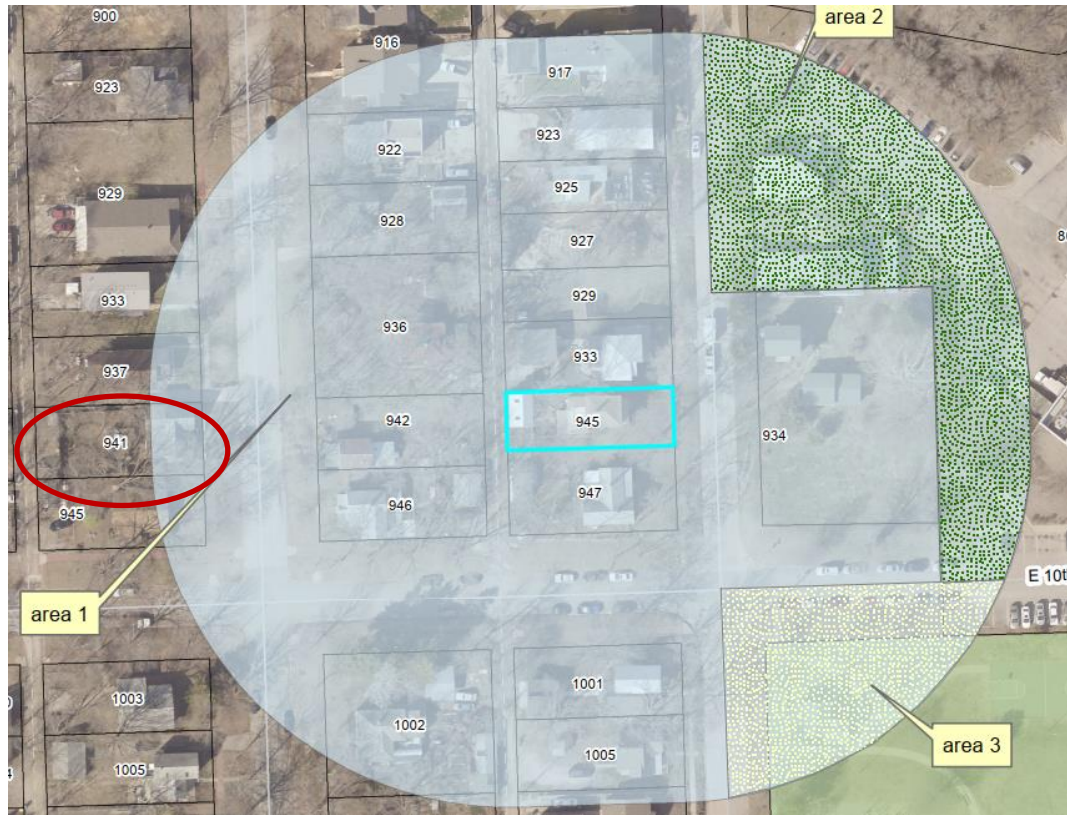
The Environs for the 945 Delaware Street, the William H. Schell House, should be reviewed in the following manner. The Environs are divided into three areas (see attached map). The subject property is located in Area 1 and the following standards apply:

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

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

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation,

the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.



Edmondson House (936 Pennsylvania Street)

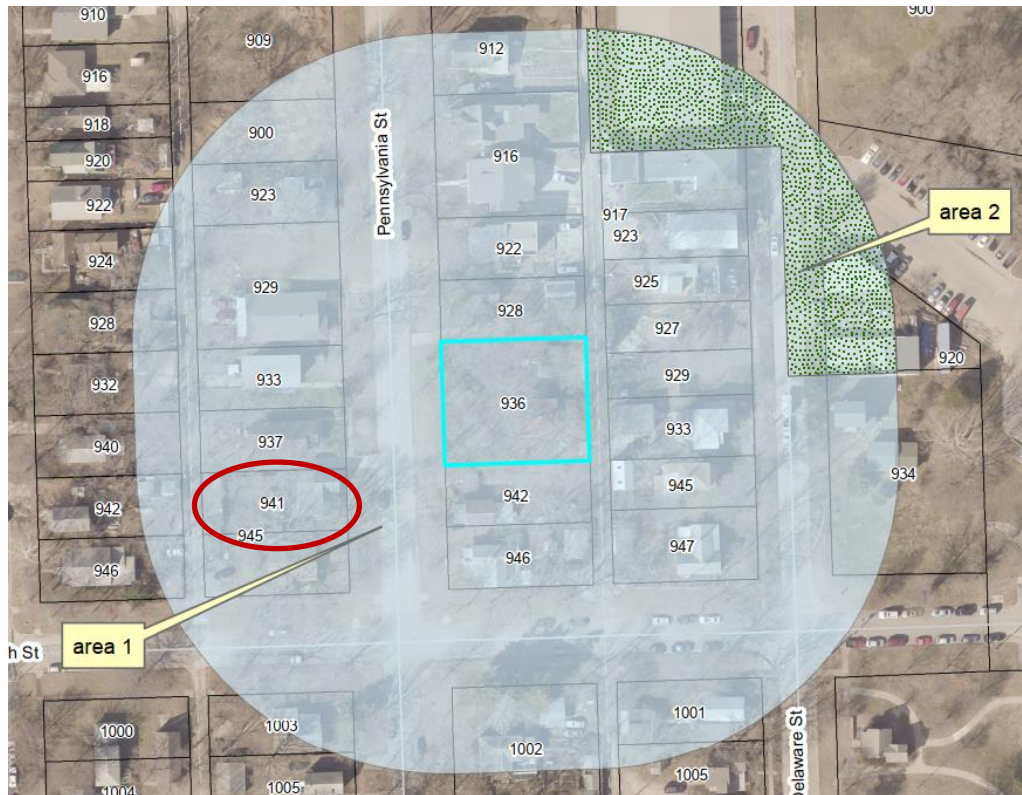
The Environs for the 936 Pennsylvania Street, the Edmondson House, should be reviewed in the following manner. The Environs are divided into two areas (see attached map) and the subject property is located in Area 1. The following standards apply:

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

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

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should

meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.



Mann-Gray-Edmundson House (946 Pennsylvania Street)

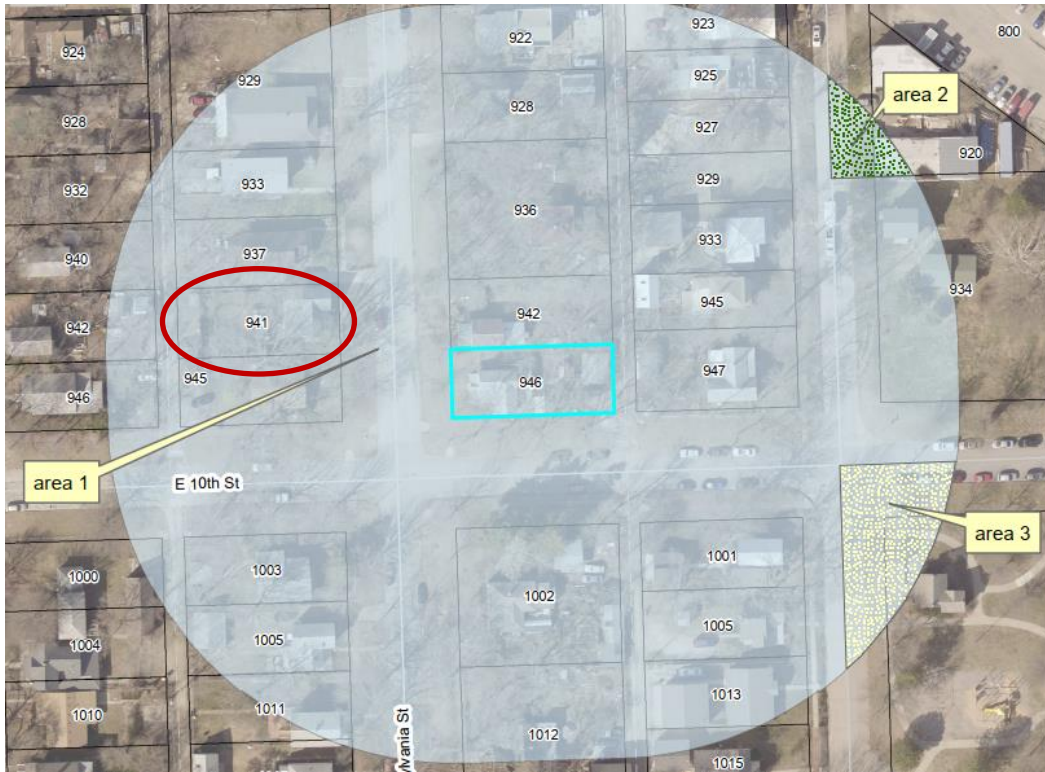
The Environs for the 946 Pennsylvania Street, the William H. Schell House, should be reviewed in the following manner. The environs are divided into three areas (see attached map) and the subject property is located in Area 1. The following standards apply:

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

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

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design

elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.





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 _____
--

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 941 Pennsylvania St
Legal Description (may be attached) PENNSYLVANIA STREET LT 59 50 X 117

OWNER INFORMATION

Name(s) John A. Gascon and Erica A. Gascon
Contact John A. Gascon
Address 941 Pennsylvania St
City Lawrence State KS,66044 ZIP
Phone (785) 841-3053 Fax (____)
E-mail _____ Cell Phone (____) _____

APPLICANT/AGENT INFORMATION

Contact Roy Ley
Company Hoke Ley Architecture and Design
Address 832 Pennsylvania St
City Lawrence State KS, 66044 ZIP
Phone (402) 369-1477 Fax (____)
E-mail roy@hoke-ley.com Cell Phone (____) _____

Existing Zoning RS-5	Existing Land Use Residential Single Family	Proposed Land Use No Change	# of Buildings 1
Total site area 5850 SF	Existing Building Footprint 1150 SF	Proposed Building Footprint No Change	Open Space Area 4700 SF
Existing Pavement Coverage 92 SF	Proposed Pavement Coverage 918 SF		
Are you also submitting any of the following applications?			
• Building Permit	• Site Plan	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify)	

Property 941 Pennsylvania St
Address: _____

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

See Attached.

Reason for Request:
(Attach additional sheets if necessary)

See Attached.

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

Contact Roy Ley

Company Hoke Ley Architecture and Design

Address 832 Pennsylvania St

City Lawrence State KS, 66044 ZIP

Phone (402) 369-1477 Fax ()

E-mail roy@hoke-ley.com Cell ()

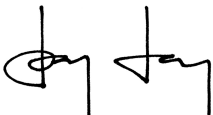
REQUIRED ATTACHMENTS:

- 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 2019-08-12

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

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

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE John A. Gascon hereby referred to as the "Undersigned", being of lawful age, do hereby on this 12th day of August, 20 19, make the following statements to wit:

6 TA
✓

August

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.

12th

2. I/We the undersigned, have previously authorized and hereby authorize Roy Ley (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 941 Pennsylvania St, Lawrence, KS 66044 (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.

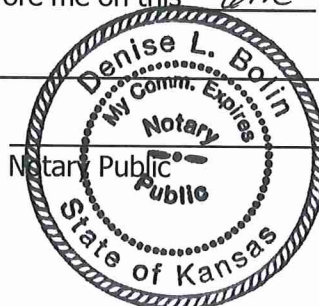
John A. Gascon _____
Owner Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 12th day of August, 20 19.

by *Denise L. Bolin* _____

My Commission Expires: 10/1/2022



John A. Gascon

Roy Ley

941 Pennsylvania St, Lawrence, KS 66044

Hoke Ley

Architecture & Design

August 12, 2019

Design Review Application
Hoke Ley, LLC

Property Address:
941 Pennsylvania St
Lawrence, KS 66044

Written Description of Project

The scope of work will include removing the vinyl siding, insulating the attic, basement and wall cavities, adding structural sheathing where appropriate, restoring and/or replacing windows where appropriate. Based on the attached design, the modern additions to the house will be clad with a horizontal rainscreen system, and the original portions of the house will be the original 4" cedar siding. In addition, the gable walls will be removed from the southeast bedroom to create more functional space and to allow for installation of code compliant egress windows for fire safety. A dormer will be added to the northeast bedroom to improve usable space as well.

Because there have been so many disjointed additions that make it difficult to distinguish the massing of the original home, the design was developed to meet the owner's functionality goals and restore/highlight the original gabled elevation at the northeast corner of the home. The intent is to achieve this through the construction of a rain-screen wall that will wrap the rear facing south, west, and east elevations. The south gable will be removed, but the rain-screen wall will envelope the house and ghost in the shape of the original gable. The original south bay window will be preserved and altered to allow for a small balcony. Where the original siding is exposed, it will be stripped, cleaned, patched and repainted exposing the original cedar which will be painted a traditional white in contrast.

The design intent is to highlight the positive and negative form of the east and south gables from the original massing of the house and simplify the several disjointed additions through modern form providing contrast from the original home. Both material and shape will work in harmony to create a form where the modern/but old envelopes the historic but new structure.

In conjunction with the exterior work the intent is to replace the damaged front porch. It is estimated that the front porch was replaced with concrete and basic 2x4 construction within the last 20 years and does not match the construction of the original home. The porch was damaged from foundation settlement and when a tree fell on the house in 2016 (see attachment).

Contractors replaced the south foundation of the house and had to remove part of the damaged front porch for access to stone foundation. The current porch configuration is only 4.5' deep, less than the turning radius required by the Americans with Disabilities Act. The desired porch depth is 6' which aligns with Christopher Alexander's Seminal work; A Pattern Language - Chapter 167 - Six Foot Balcony (see attached). There is evidence (see attached neighbors) that the original front porch may have extended beyond the front of the house.

Hoke Ley

Architecture & Design

Reason for Request

The existing home is reported to have been constructed in 1890 with evidence of at least 2 or 3 additions completed before 1910. It is believed that 2 more poor quality additions were added sometime late last century. These additions were to the second story and destroyed the original exterior massing of the house. Sometime in the last 10 years the wood structure was wrapped with poor quality vinyl siding with aluminum around the windows.

In 2012 the owners embarked on an interior remodel to expand the cellar and move modern utilities such as the furnace and water heater below the first floor to create more usable living space. They exposed a number of interior architectural elements and salvaged the majority of the original wood to be preserved in the house with modern detailing (see attached examples of repurposed wood). The interior project was halted with the arrival of 4 children within a 3 year timespan, but their intention has always been to complete interior work and to renovate the exterior in order to improve the architectural character and functionality of the home.

In 2016 a large tree from the neighboring property fell on the southwest corner of the house causing significant interior damage and failure of the stone foundation (see attached). The owners have been in negotiations with the insurance company for over a year and have paid out of pocket to level the house and replace the failed stone foundation on the south end of the house.

The exterior siding and sheathing needs replacement in several places and some windows need to be replaced due to the damage. This provides the opportunity to remove upgrade the exterior siding with a either the original wood or rainscreen system and expand the east bedrooms with the addition of dormers and/or removal of roof gables.

The house only has three legal bedrooms making future sleeping arrangements difficult. The largest bedroom on the second floor is not particularly functional because of the steep gable walls that eliminate much of the useable space. These walls also create an exterior condition that prevents proper egress windows from being installed. Removing the gable walls is critical to gaining back valuable square footage and the ability to install code compliant egress windows. The result will be an additional legal bedroom.

The owners have completed permitted work to replace the foundation and level the house. However, they are still in negotiations with an insurance company for compensation to complete the interior and exterior repairs, for which they have administrative approval. Because they are already going to be repairing a great deal of the interior and exterior walls due to the tree damage, this is a critical time to engage in a sensitive exterior rehabilitation of the home.

Due to the tree damage and the health risks of living with children in a home under construction, the owners have been displaced for nearly 2 years. They are anxious to move back in and to execute significant improvements on the property that will contribute positively to the character of the East Lawrence Neighborhood.



House East Elevation

Hoke Ley

Architecture & Design

941 Pennsylvania St
Lawrence, KS 66044



House South Elevation

Hoke Ley

Architecture & Design

941 Pennsylvania St
Lawrence, KS 66044



House West Elevation

Hoke Ley

Architecture & Design

941 Pennsylvania St
Lawrence, KS 66044



House North Elevation

Hoke Ley

Architecture & Design

941 Pennsylvania St
Lawrence, KS 66044

Deck Damage Area

Foundation Damage Area

Tree Trunk Fall Zone

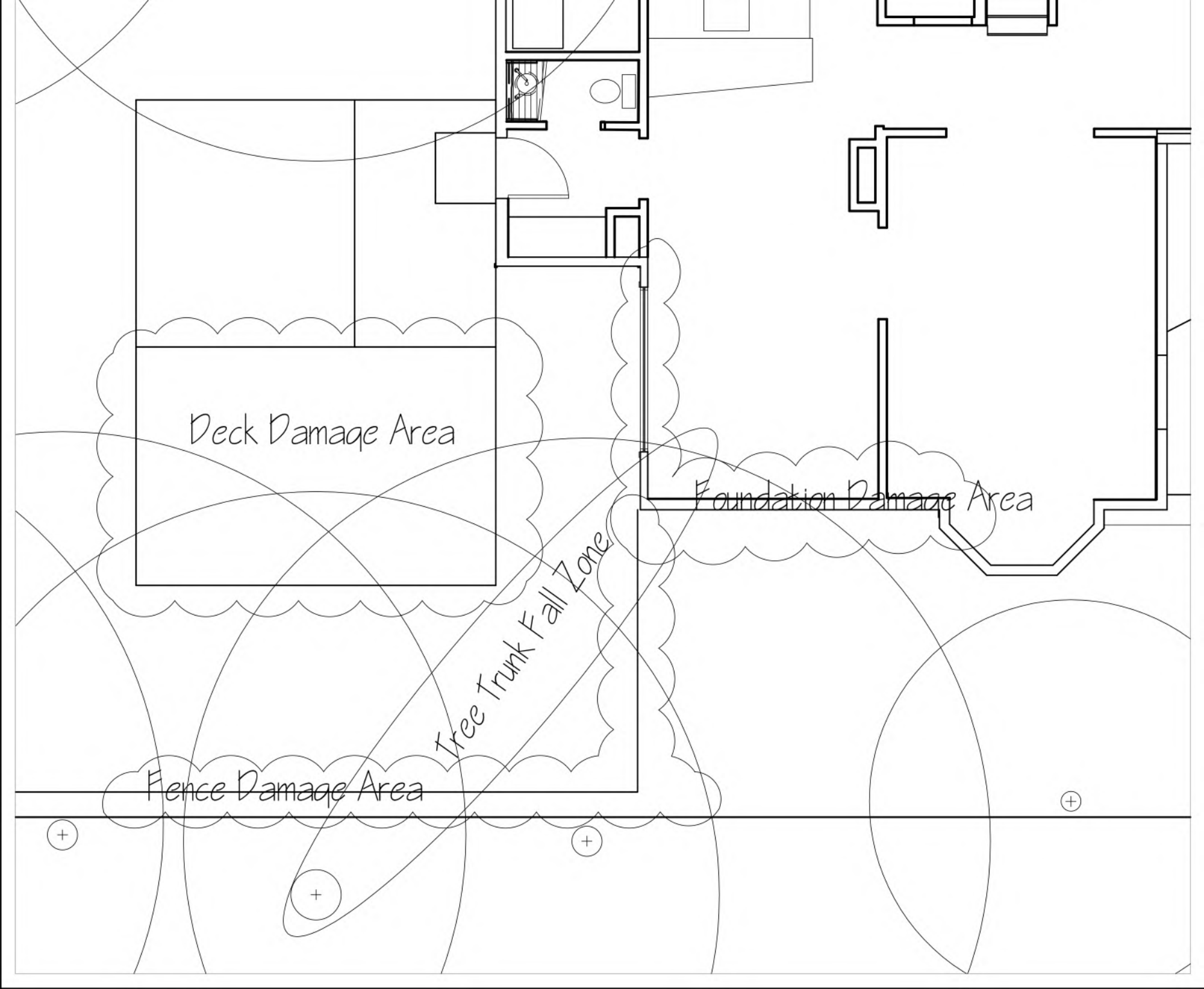
Fence Damage Area

+

+

+

+





TREE
DAMAGE

167 SIX-FOOT BALCONY**



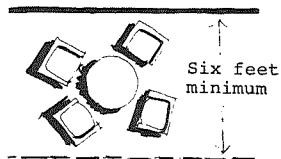
. . . in various places ARCADES (119) and GALLERY SURROUND (166) have helped you to imagine some kind of a balcony, veranda, terrace, porch, arcade along the building edge or half-way into it. This pattern simply specifies the depth of this arcade or porch or balcony, to make sure that it really works.



Balconies and porches which are less than six feet deep are hardly ever used.

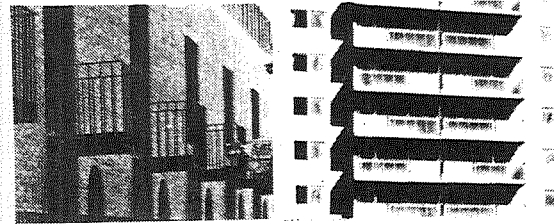
Balconies and porches are often made very small to save money; but when they are too small, they might just as well not be there.

A balcony is first used properly when there is enough room for two or three people to sit in a small group with room to stretch their legs, and room for a small table where they can set down glasses, cups, and the newspaper. No balcony works if it is so narrow that people have to sit in a row facing outward. The critical size is hard to determine, but it is at least six feet. The following drawing and photograph show roughly why:



Six feet deep.

Our observations make it clear that the difference between deep balconies and those which are not deep enough is simply astonishing. In our experience, almost no balconies at all which are 3 or 4 feet deep manage to gather life to them or to get used. And almost no balconies which are more than six feet deep are *not* used.

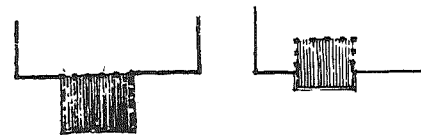


Narrow balconies are useless.

Two other features of the balcony make a difference in the degree to which people will use it: its enclosure and its recession into the building.

As far as enclosure goes, we have noticed that among the deeper balconies, it is those with half-open enclosures around them—columns, wooden slats, rose-covered trellises—which are used most. Apparently, the partial privacy given by a half-open screen makes people more comfortable—see HALF-OPEN WALL (193).

And recesses seem to have a similar effect. On a cantilevered balcony people must sit outside the mass of the building; the balcony lacks privacy and tends to feel unsafe. In an English study ("Private Balconies in Flats and Maisonettes," *Architect's Journal*, March 1957, pp. 372-76), two-thirds of the people that never used their balconies gave lack of privacy as their reason,



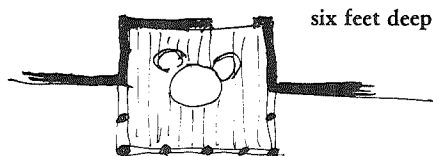
Not this this.

BUILDINGS

and said that they preferred recessed balconies, because, in contrast to cantilevered balconies, the recesses seemed more secure.

Therefore:

Whenever you build a balcony, a porch, a gallery, or a terrace always make it at least six feet deep. If possible, recess at least a part of it into the building so that it is not cantilevered out and separated from the building by a simple line, and enclose it partially.



Enclose the balcony with a low wall—**SITTING WALL** (243), heavy columns—**COLUMN PLACES** (226), and half-open walls or screens—**HALF-OPEN WALL** (193). Keep it open toward the south—**SUNNY PLACE** (161). Treat it as an **OUTDOOR ROOM** (163), and get the details of its shape and its construction from **THE SHAPE OF INDOOR SPACE** (191). . . .

Google Maps

1008 Rhode Island St

Front Porch Setback Precedent



Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011





800 Connecticut St
Front Porch Setback Precedent



Image capture: Jun 2017 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - Jun 2017



Google Maps

714 New York St

Front Porch Set Back Precedent

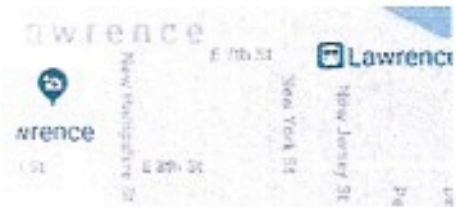


Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011





1204 Connecticut St

Front Porch Setback Precedent

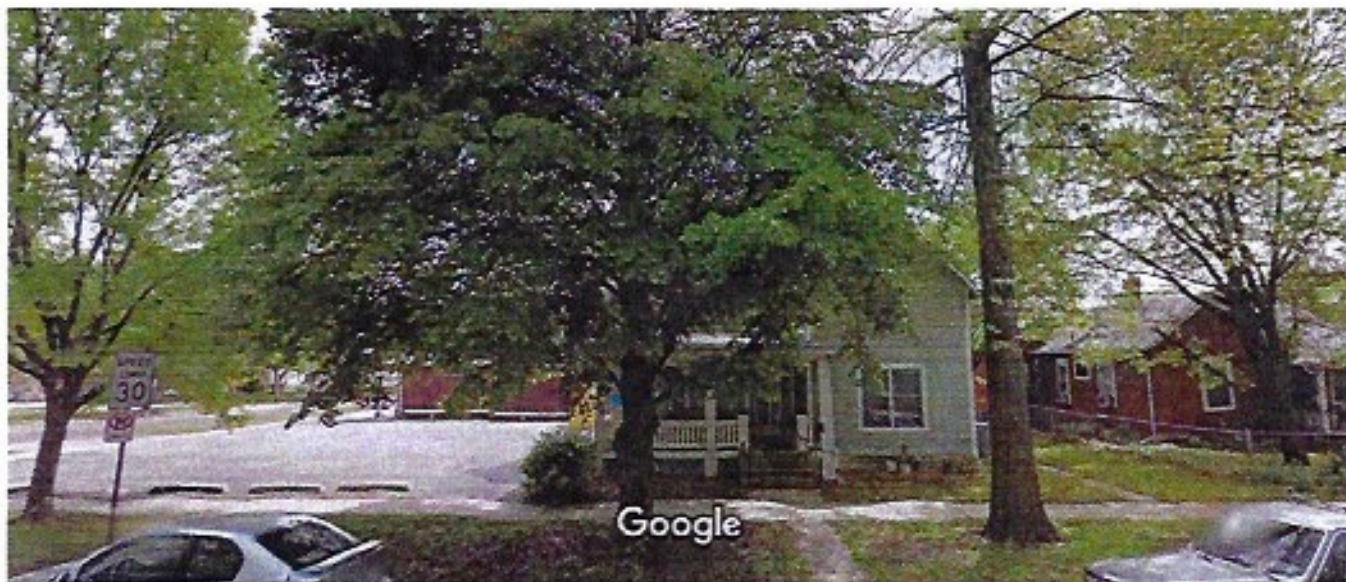
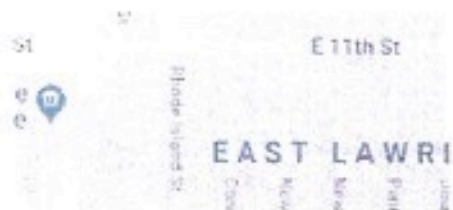


Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011





1221 Connecticut St
Front Porch Setback Precedent

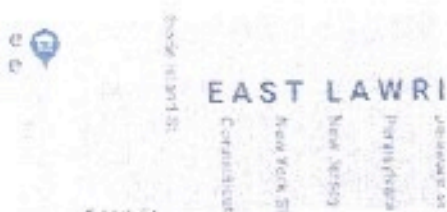


Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011





1032 Connecticut St

Front Porch Setback Precedent

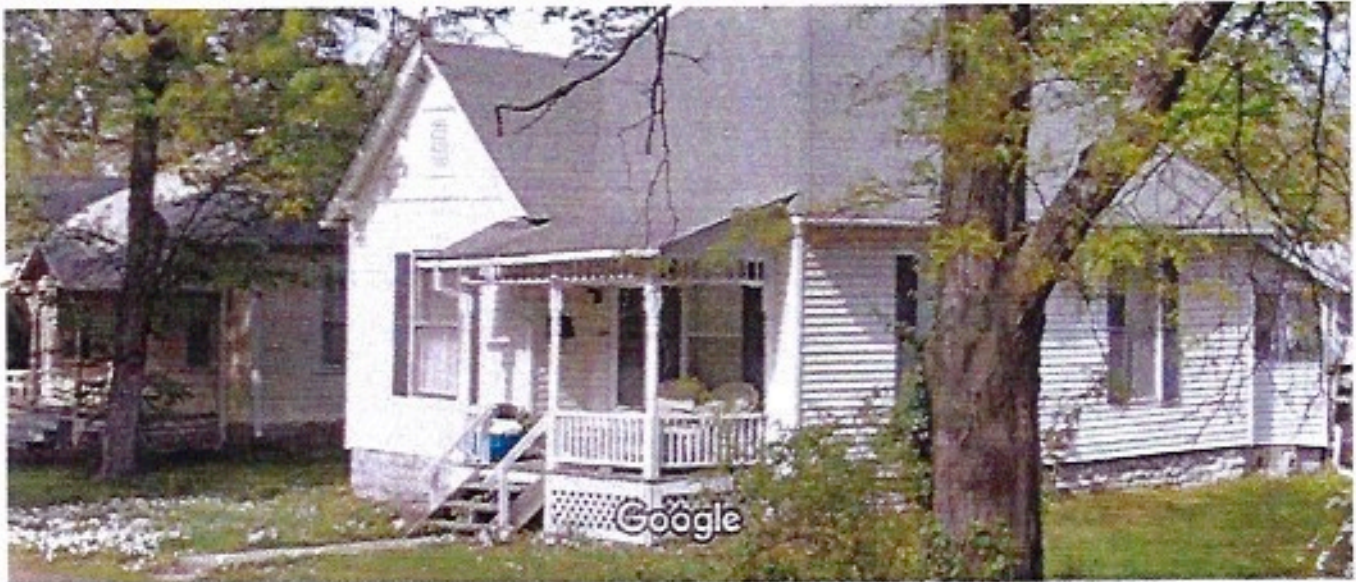


Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011

Google Maps

1032 Connecticut St

Front Porch Setback Precedent



Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011



Google Maps

946 Rhode Island St

Front Porch Setback Precedent



Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

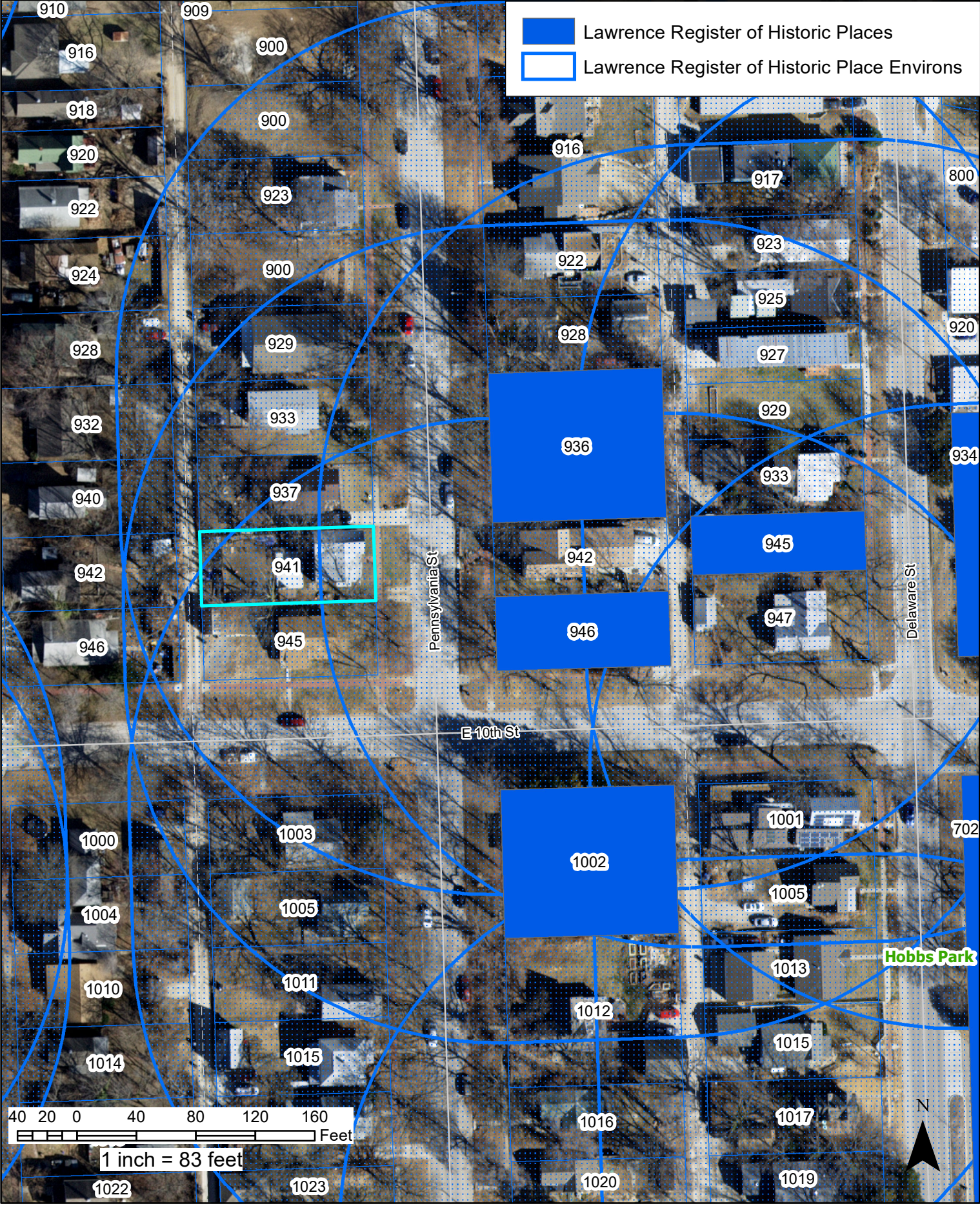
Street View - May 2011





REPURPOSED WOOD

941 Pennsylvania Street





941 PENNSYLVANIA ST

Hoke Ley

832 PENNSYLVANIA STREET
LAWRENCE, KS 66044
(206) 384-3068

COPYRIGHT 2019 HOKE LEY LLC

DRAWING INDEX

GENERAL:

- G1.0 TITLE SHEET
- G1.1 GENERAL NOTES

EXISTING ARCHITECTURAL:

- D2.1 EXISTING FIRST FLOOR PLAN
- D2.2 EXISTING SECOND FLOOR PLAN
- D2.3 EXISTING ROOF PLAN
- D3.0 EXISTING EXTERIOR ELEVATIONS
- D3.1 EXISTING EXTERIOR ELEVATIONS

ARCHITECTURAL:

- A1.0 SITE PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR PERSPECTIVES
- A6.0 SCHEDULES

PROJECT DATA

PARCEL NUMBER: 023-079-31-0-10-17-015-00-0

PROJECT ADDRESS: 941 PENNSYLVANIA ST
LAWRENCE, KS 66044

LOT SIZE: 5,850 SF (0.13 ACRES)

PROJECT SIZE: 458 SF ADDITION, 608 SF GARAGE.

PROJECT DESCRIPTION:

ADDING RAIN SCREEN CLADDING TO EXISTING BUILDING, REMOVING PART OF GABLE ROOF AND REPLACING WITH LOWER SLOPE ROOF CONCEALED BY RAIN SCREEN PARAPET TO CREATE MORE USABLE SECOND FLOOR SPACE, ADDING ONE 38 SF DORMER

JURISDICTION: CITY OF LAWRENCE

CODE: 2018 IRC - SUPPLEMENTED BY LAWRENCE CITY ORDINANCE No. 9627

2018 IECC - SUPPLEMENTED BY LAWRENCE CITY ORDINANCE No. 9632

OCCUPANCY TYPE: RS-5

CONSTRUCTION TYPE: V-B

REQUIRED YARDS/SETBACKS:

FRONT:	15'-0"
REAR :	25'-0"
SIDE 1:	5'-0"
SIDE 2:	5'-0"

2018-10-04 VARIANCE APPROVED BY ZONING BOARD:

FRONT:	5'-0"
REAR :	25'-0"
SIDE 1:	1'-0"
SIDE 2:	1'-0"

STRUCTURAL COVERAGE:

ALLOWABLE LOT COVERAGE (STRUCTURES):	50%
5,850 SF X .50 =	2,925 SF
PROPOSED LOT COVERAGE:	1,150 SF

IMPERVIOUS SURFACE:

ALLOWABLE IMPERVIOUS SURFACE:	75%
5,850 SF X .75 =	4,388 SF
PROPOSED IMP SURFACE:	918 SF

BASE BUILDING HEIGHT:

MAX ALLOWABLE BASE BUILDING HEIGHT:	35'-0"
PROPOSED BUILDING HT:	21'-0"
	SEE SHEET A3.0

PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 6044

ISSUE:

ABBREVIATIONS

ABV	ABOVE	DBL	DOUBLE	HB	HOSE BIB	PEN	PENETRATION	T	TEMPERED SAFETY GLASS
ACOUST	ACOUSTIC, ACOUSTICAL	DEG	DEGREE	HD	HEAD	PERP	PERPENDICULAR	T&B	TOP AND BOTTOM
ACCY	ACCESSORY	DEPT	DEPARTMENT	HDWD	HARDWOOD	PJ	PANEL JOINT	TEMP	TEMPORARY
ADDM	ADDENDUM	DIA	DIAMETER	HDR	HEADER	PL	PROPERTY LINE	T&G	TONGUE AND GROOVE
ADDL	ADDITIONAL	DIM	DIMENSION	HM	HOLLOW METAL	PLAM	PLASTIC LAMINATE	THRU	THROUGH
ADJ	ADJUSTABLE	DISP	DISPENSER	HORIZ	HORIZONTAL	PLWD	PLYWOOD	T.O.	TOP OF
AFF	ABOVE FINISHED FLOOR	DN	DOWN	HR	HOUR	PNT	PAINT, PAINTED	TOM	TOP OF MASONRY
AFG	ABOVE FINISHED GRADE	DS	DOWN SPOUT	HT	HEIGHT	PR	PAIR	TOS	TOP OF STEEL
ALT	ALTERNATE, ALTERNATIVE	DW	DISHWASHER	IBC	INTERNATIONAL BUILDING CODE	PRELIM	PRELIMINARY	TOSL	TOP OF SLAB
ALUM	ALUMINUM	DWG	DRAWING	INSUL	INSULATION	PT	PRESSURE TREATED	TOW	TOP OF WALL
ANCH	ANCHOR	E	EAST	INT	INTERIOR	PTN	PARTITION	TYP	TYPICAL
APPROX	APPROXIMATELY	EA	EACH	INT	INTERIOR	R	RISER	UNO	UNLESS NOTED OTHERWISE
ARCH	ARCHITECT, ARCHITECTURAL	EL	ELEVATION	JB	JUNCTION BOX	REC	RECOMMENDED	VERT	VERTICAL
BB	BASEBOARD	ELEV	ELEVATOR	JNT	JOINT	REF	REFRIGERATOR	VTO	VENT TO OUTSIDE
BLDG	BUILDING	ENGR	ENGINEER	LAV	LAVATORY	REIN	REINFORCED	VTR	VENT THROUGH ROOF
BLKG	BLOCKING	EQ	EQUAL	LTG	LIGHTING	REQD	REQUIRED	W	WEST
BLW	BELOW	EQUIP	EQUIPMENT	MATL	MATERIAL	RET	RETAINING	W/	WITH
BM	BEAM	EQUIV	EQUIVALENT	MAX	MAXIMUM	R O	ROUGH OPENING	W/O	WITHOUT
B/O	BOTTOM OF	EXP	EXPANSION, EXPOSED	MDO	MEDIUM DENSITY OVERLAY	S	SOUTH	WD	WOOD
BRD	BOARD	(E.), EXST	EXISTING	MDF	MEDIUM DENSITY FIBER BOARD	SCHE	SCHEDULE	WR	WATER RESISTANT
BTWN	BETWEEN	EXT	EXTERIOR	MECH	MECHANICAL	SCWD	SOLID CORE WOOD	WWF	WELDED WIRE FABRIC
CAB	CABINET	FAB	FABRICATE	MFR	MANUFACTURER	SF	SQUARE FEET, SQUARE FOOT		
CALC	CALCULATION	FD	FLOOR DRAIN	MIN	MINIMUM	SHTG	SHEATHING		
CL	CENTERLINE	FDN	FOUNDATION	MO	MASONRY OPENING	SIM	SIMILAR		
CJNT	CONTROL JOINT	FE	FIRE EXTINGUISHER	MTL	METAL	SQ	SQUARE		
CLG	CEILING	FEC	FIRE EXTINGUISHER CABINET	N	NORTH	SS	STAINLESS STEEL		
CLR	CLEAR	F	FURNACE	(N)	NEW	STD	STANDARD		
CMU	CONCRETE MASONRY UNIT	FF	FINISH FLOOR	NIC	NOT IN CONTRACT	STL	STEEL		
CNTR	COUNTER, COUNTER SUNK	FIN	FINISH	NTS	NOT TO SCALE	STOR	STORAGE		
COL	COLUMN	FLR	FLOOR	OCCUP	OCCUPANTS, OCCUPANCY	STRUCT	STRUCTURAL		
CONC	CONCRETE	FT	FEET, FOOT	OL	OCCUPANCY LOAD				
CONT	CONTINUOUS	FTG	FOOTING	O/	OVER				
CORR	CORRIDOR	FUR	FURRING, FURRED	OC	ON CENTER				
CPT	CARPET	FV	FIELD VERIFY	OPG	OPENING				
CT	CERAMIC TILE	GA	Gauge	OPP	OPPOSITE				
CTR	CENTER	GALV	GALVANIZED	ORD	OVERFLOW ROOF DRAIN				
		GC	GENERAL CONTRACTOR						
		GL	GLASS, GLAZING						
		GRT	GROUT						
		GWB	GYPSUM WALL BOARD						

GRAPHIC SYMBOLS

	NORTH ARROW
	SECTION TAG
	ELEVATION TAG
	DOOR TAG
	WINDOW TAG
	MATERIAL TAG
	CENTERLINE
	OVERHEAD LINE

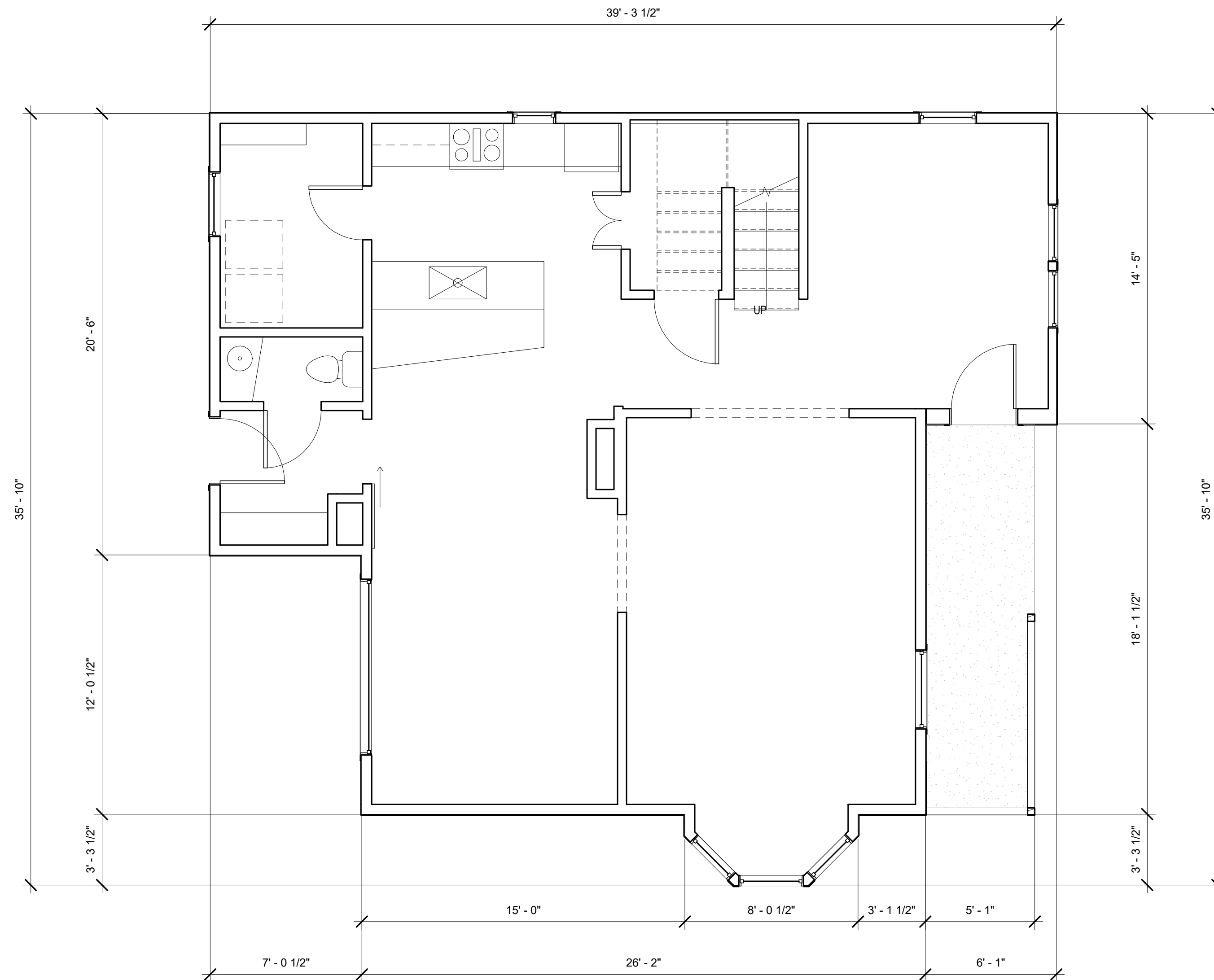
GENERAL NOTES

1. DIMENSIONS ON DRAWINGS ARE TAKEN TO THE FACE OF CONCRETE AND TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
2. PROVIDE 1" INSIDE DIA. RACEWAY FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT. RACEWAY SHOULD ORIGINATE AT MAIN SERVICE AND ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT (SOLAR PANEL WORK UNDER SEPARATE PERMIT).
3. PROVIDE A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL FOR FUTURE SOLAR PANEL INSTALLATION (SOLAR PANEL WORK UNDER SEPARATE PERMIT).
4. INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING UNLESS NOTED OTHERWISE.
5. ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING.

DATE:
08/12/2019

SHEET TITLE:
TITLE SHEET

SHEET:
G1.0



PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 6044

ISSUE:

DATE:

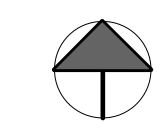
08/12/19

SHEET TITLE:

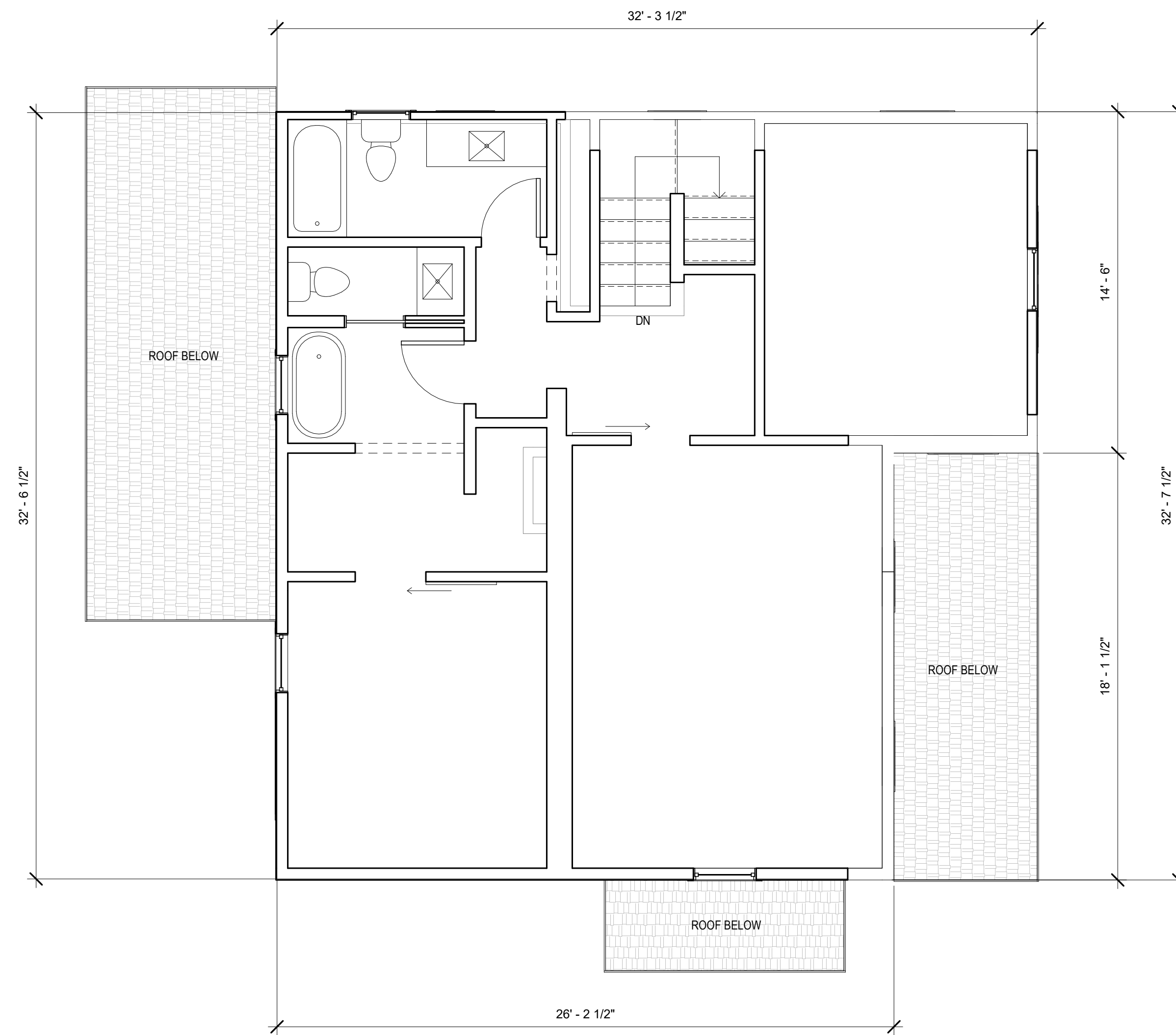
EXISTING FIRST FLOOR
PLAN

SHEET:

D2.1



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



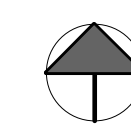
PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:

 ① EXISTING SECOND FLOOR
1/4" = 1'-0"

DATE:

08/12/19

SHEET TITLE:

EXISTING SECOND
FLOOR PLAN

SHEET:

D2.2

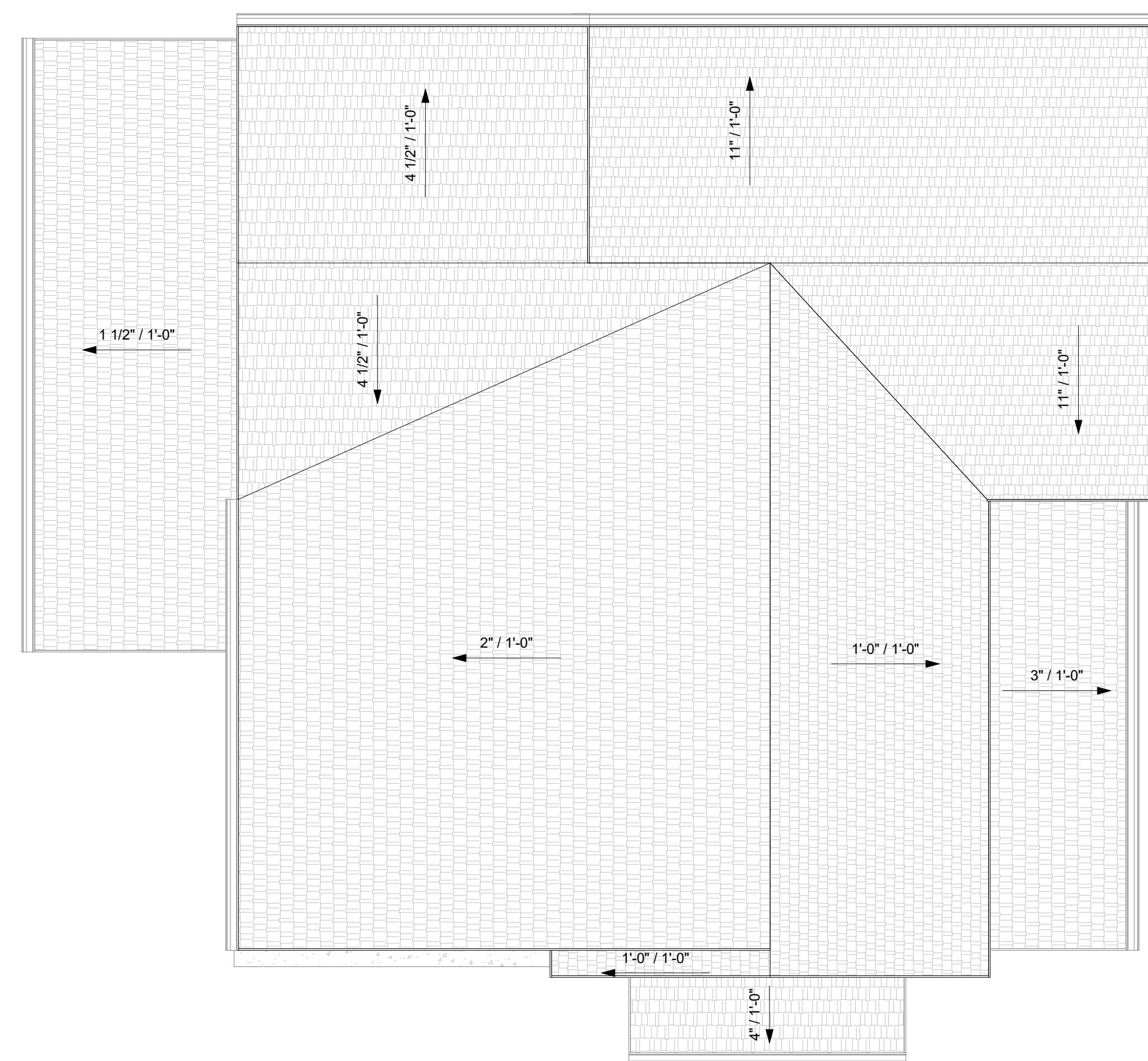
PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 6044

ISSUE:



① ROOF
1/4" = 1'-0"

DATE:

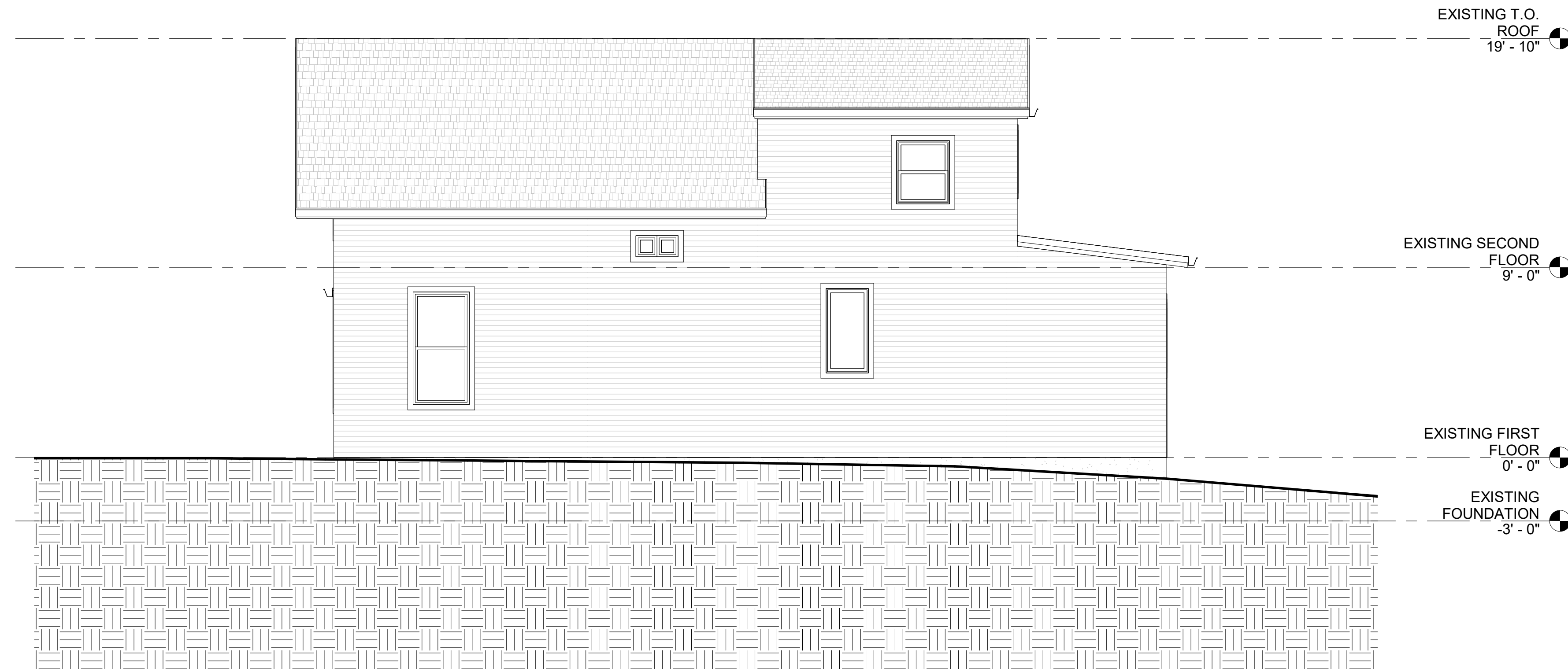
08/12/19

SHEET TITLE:

EXISTING ROOF PLAN

SHEET:

D2.3



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

PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:

DATE:
08/12/19

SHEET TITLE:
EXISTING EXTERIOR
ELEVATIONS

SHEET:

D3.0



② EXISTING EAST ELEVATION
1/4" = 1'-0"



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



② EXISTING WEST ELEVATION
1/4" = 1'-0"

PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:

DATE:

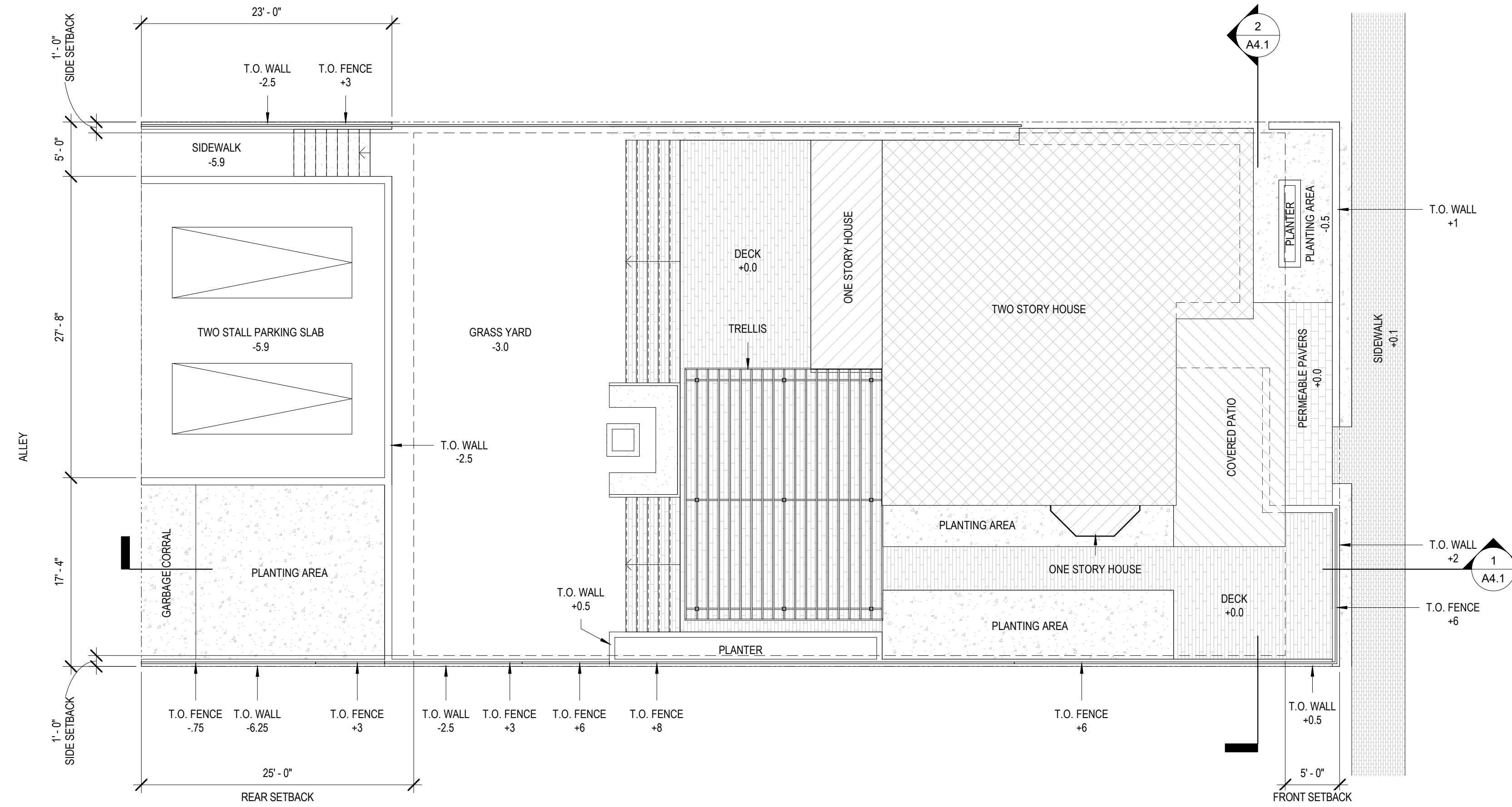
08/12/19

SHEET TITLE:

EXISTING EXTERIOR
ELEVATIONS

SHEET:

D3.1



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

NOTES

- 2018-10-04
SETBACK VARIANCE APPROVED BY ZONING BOARD

PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:

DATE:



08/12/2019

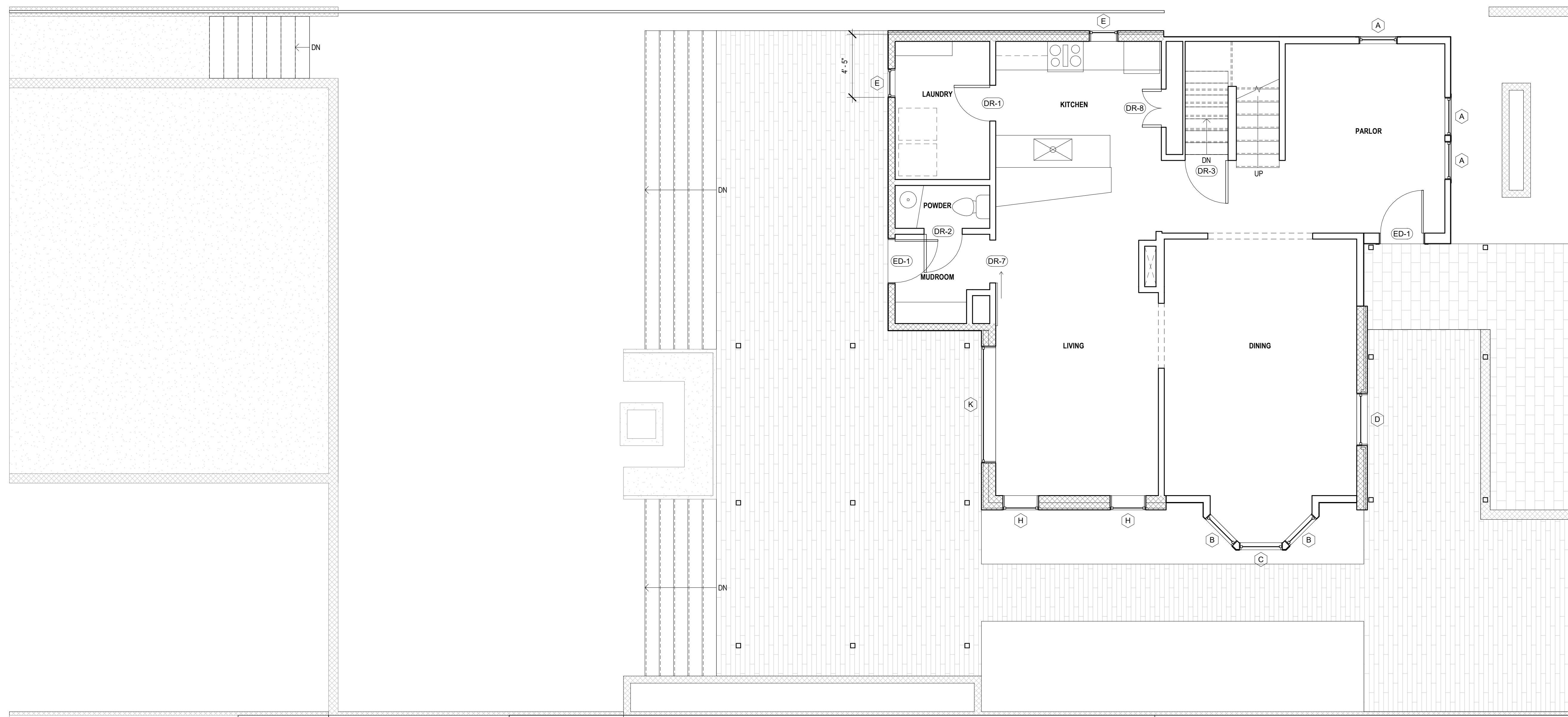
SHEET TITLE:

SITE PLAN

SHEET:

A1.0

WALL TYPES	
	EXISTING
	NEW



PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 6044

ISSUE:

DATE:


08/12/2019



SHEET TITLE:

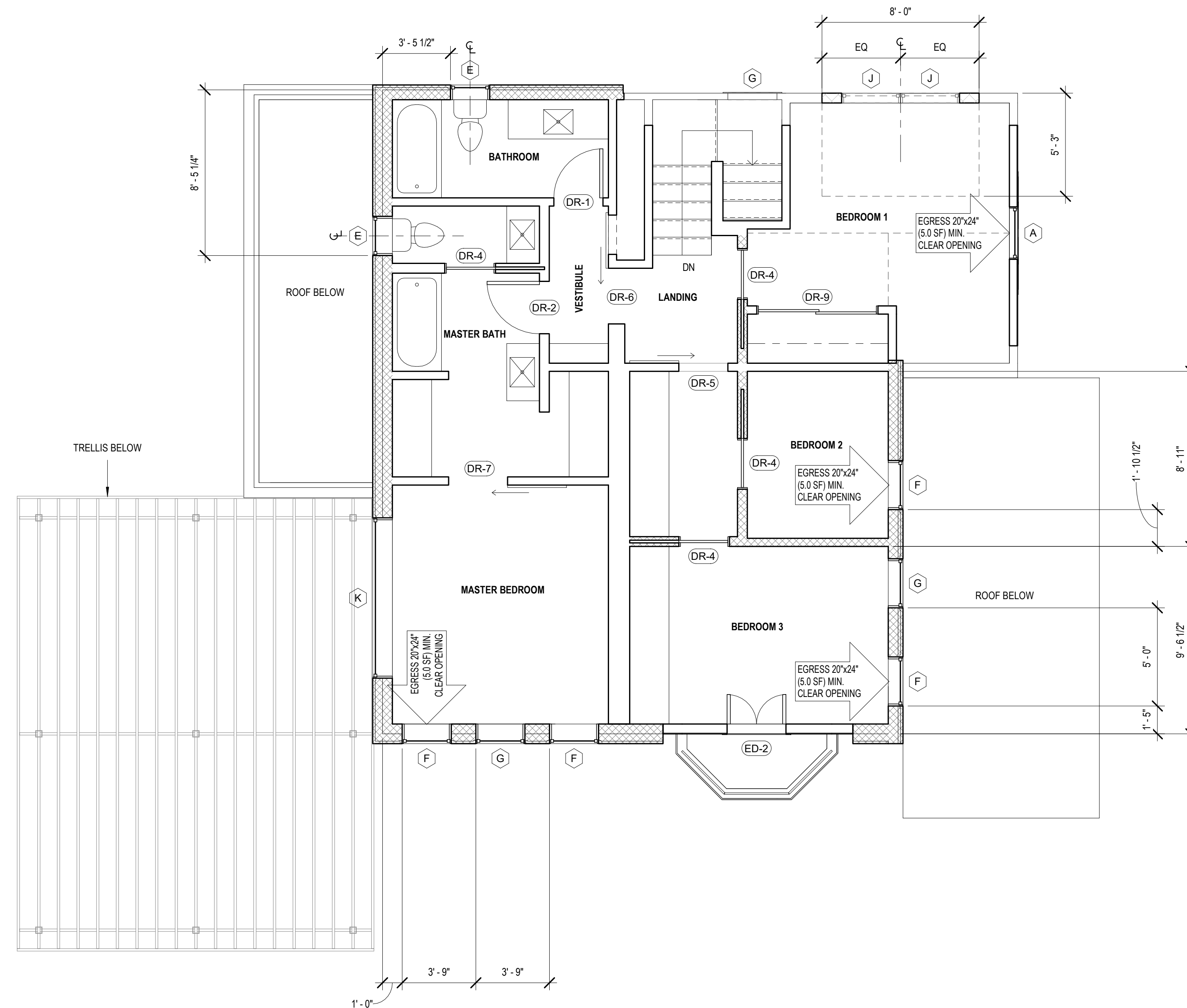
FIRST FLOOR PLAN

SHEET:

A2.1

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

WALL TYPES	
	EXISTING
	NEW



PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 6044

ISSUE:

DATE:

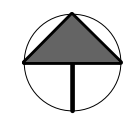
08/12/2019

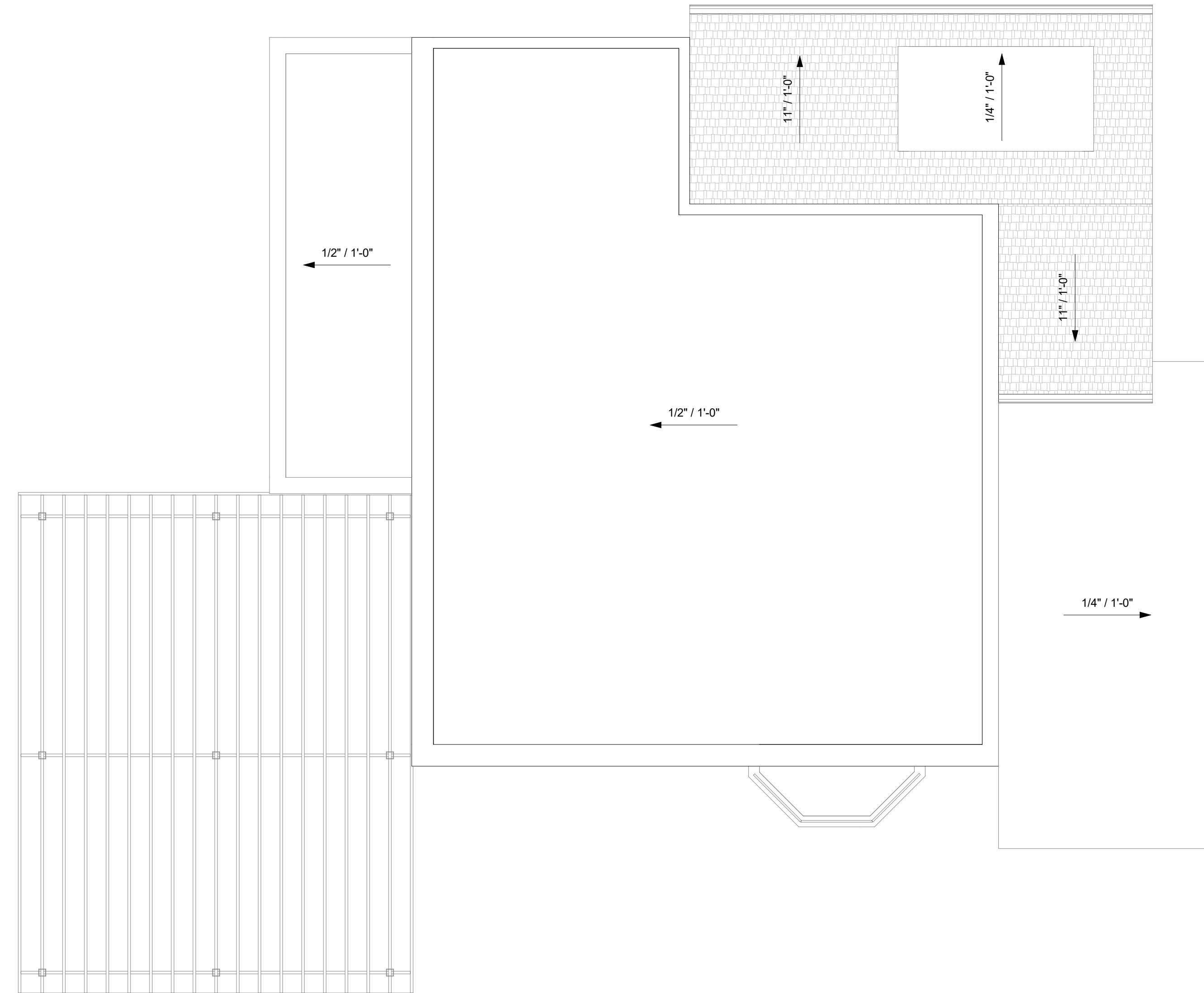
SHEET TITLE:

SECOND FLOOR PLAN

SHEET:

A2.2

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



PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 6044

ISSUE:

DATE:

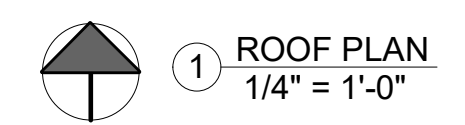
08/12/2019

SHEET TITLE:

ROOF PLAN

SHEET:

A2.3



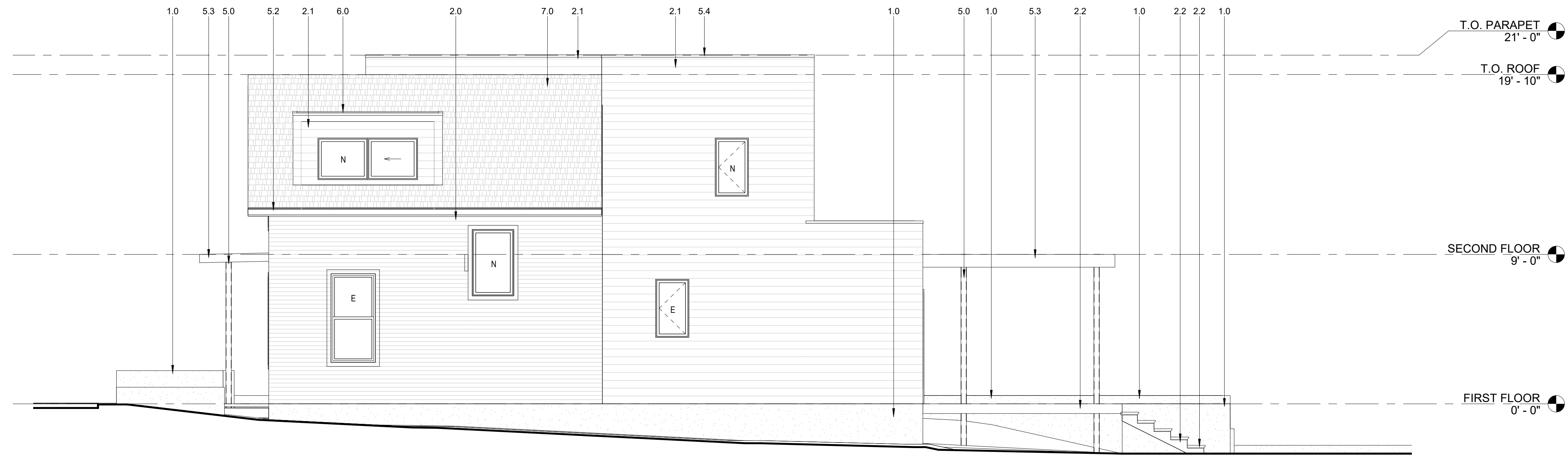
PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

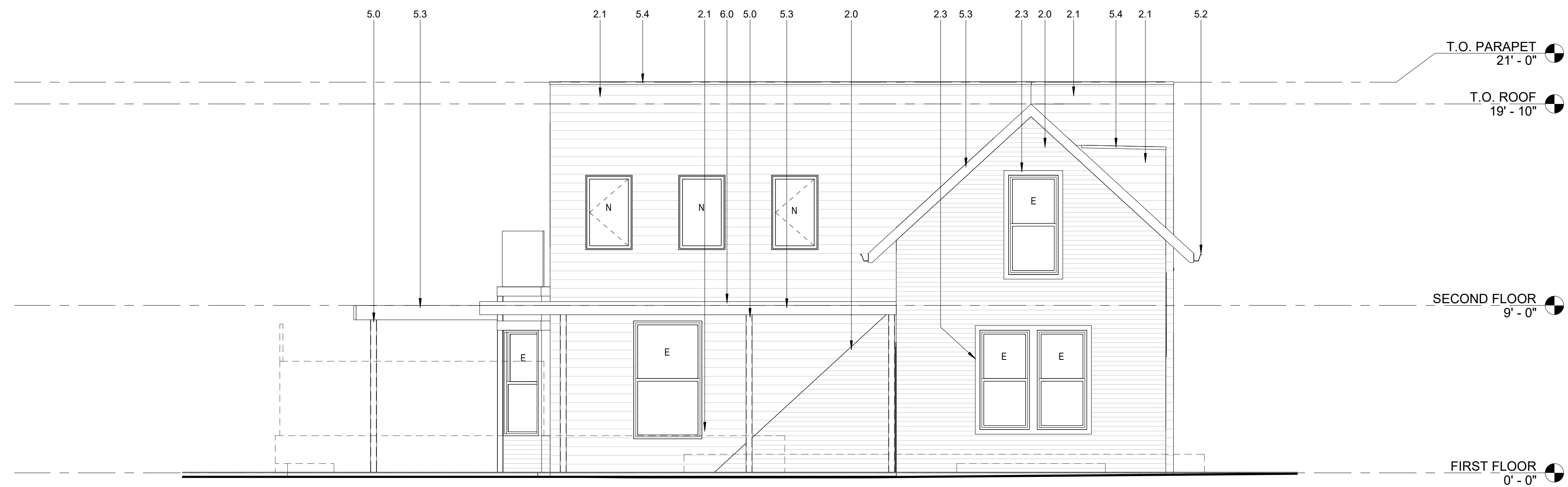
CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:



① NORTH
1/4" = 1'-0"



② EAST
1/4" = 1'-0"

EXTERIOR FINISH KEY	
1.0	CONCRETE
2.0	EXISTING WOOD LAP SIDING
2.1	5" WOOD LAP SIDING
2.2	STAINED WOOD
2.3	PAINTED WOOD TRIM
4.0	GLASS GUARDRAIL
5.0	PAINTED STEEL
5.1	PAINTED METAL DOWNSPOUT
5.2	PAINTED METAL GUTTER
5.3	PAINTED METAL FASCIA
5.4	PAINTED METAL FLASHING
6.0	LOW SLOPE MEMBRANE ROOFING
7.0	ASPHALT SHINGLE ROOFING
EXTERIOR DOOR & WINDOW KEY	
E	EXISTING
N	NEW

DATE:
08/12/2019

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:

A3.0



PROJECT:

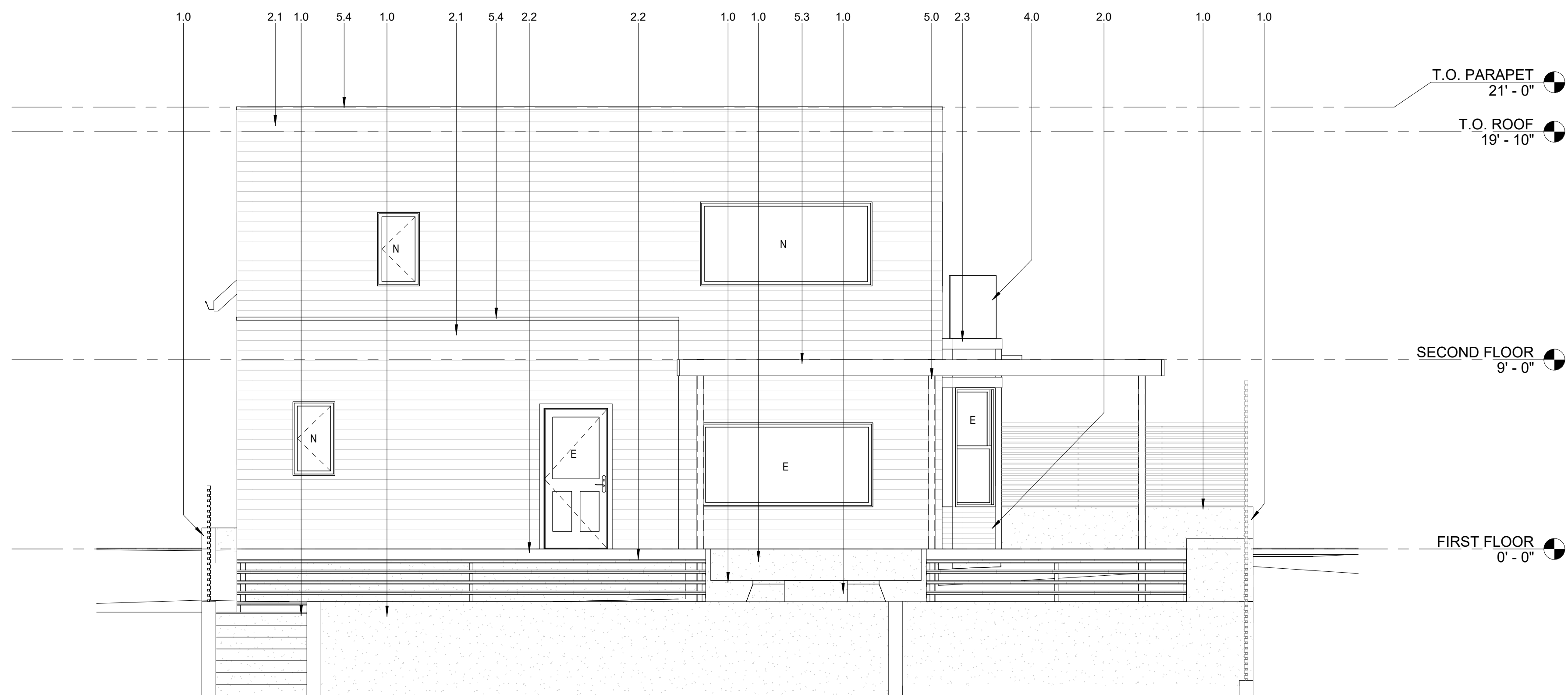
GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:

① SOUTH
1/4" = 1'-0"



EXTERIOR FINISH KEY	
1.0	CONCRETE
2.0	EXISTING WOOD LAP SIDING
2.1	5" WOOD LAP SIDING
2.2	STAINED WOOD
2.3	PAINTED WOOD TRIM
4.0	GLASS GUARDRAIL
5.0	PAINTED STEEL
5.1	PAINTED METAL DOWNSPOUT
5.2	PAINTED METAL GUTTER
5.3	PAINTED METAL FASCIA
5.4	PAINTED METAL FLASHING
6.0	LOW SLOPE MEMBRANE ROOFING
7.0	ASPHALT SHINGLE ROOFING
EXTERIOR DOOR & WINDOW KEY	
E	EXISTING
N	NEW

DATE:

08/12/2019

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET:

A3.1

② WEST
1/4" = 1'-0"



① NE CORNER



③ SE CORNER

Hoke Ley

832 PENNSYLVANIA STREET
LAWRENCE, KS 66044
(206) 384-3068

COPYRIGHT 2019 HOKE LEY LLC

PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 6044

ISSUE:

DATE:

08/12/2019

SHEET TITLE:

EXTERIOR
PERSPECTIVES

SHEET:

A3.2

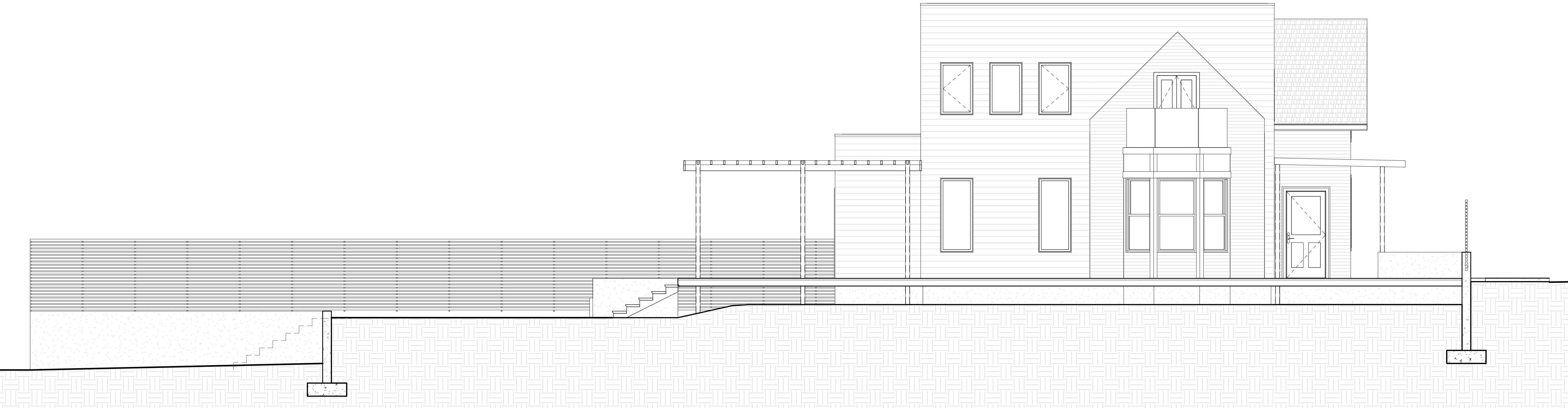
PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

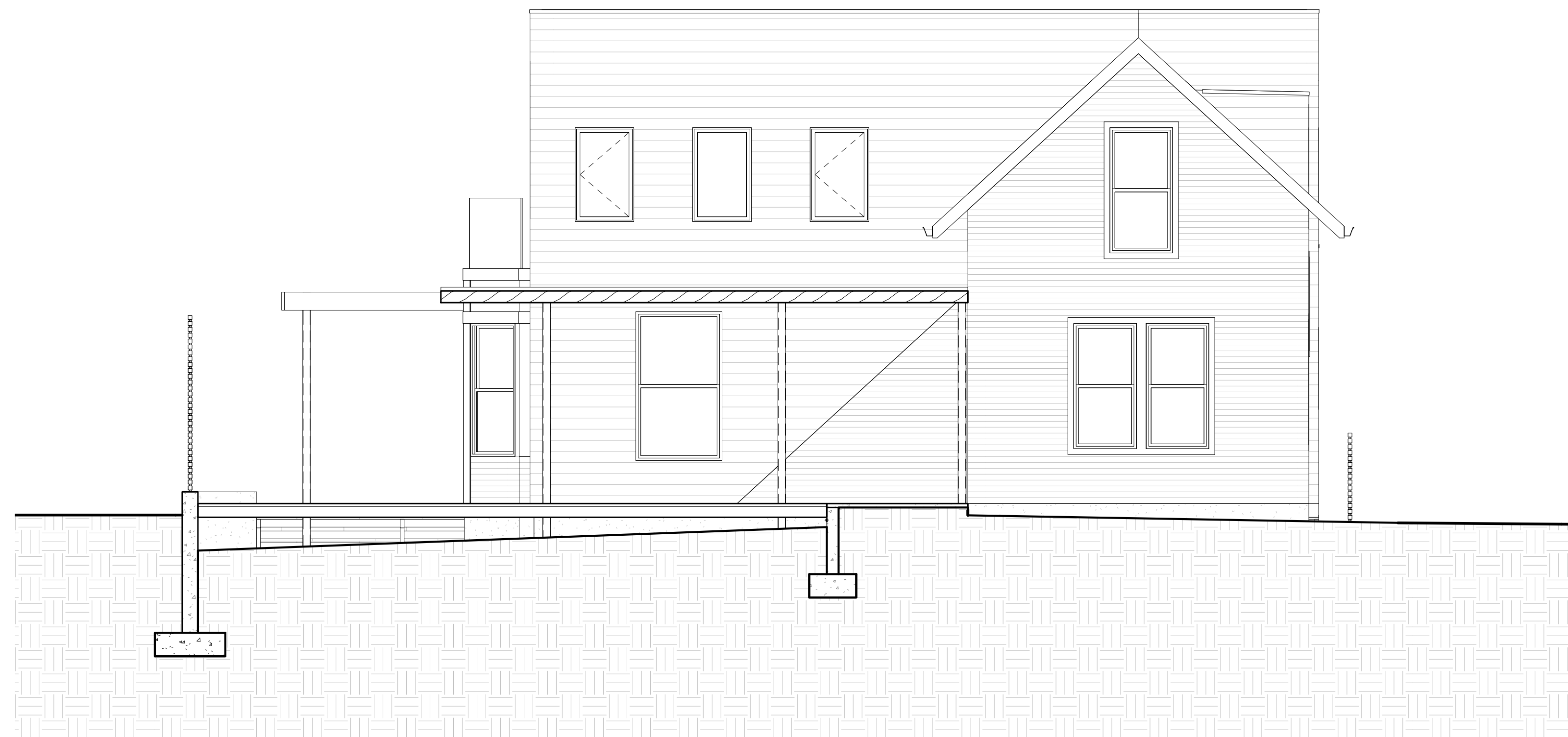
CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:



① EAST WEST SITE SECTION
1/4" = 1'-0"



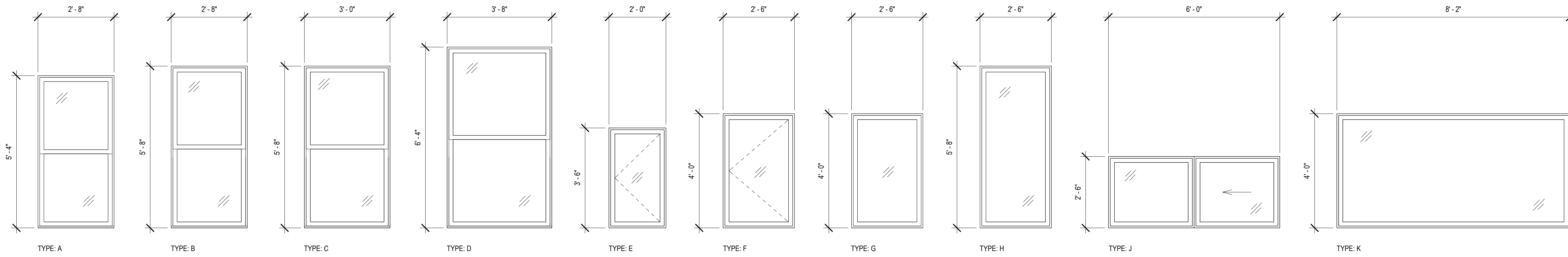
② NORTH SOUTH SITE SECTION
1/4" = 1'-0"

DATE:
08/12/2019

SHEET TITLE:
SITE SECTION

SHEET:

A4.0



WINDOW SCHEDULE
1/2" = 1'-0"

WINDOW SCHEDULE			
TYPE	SIZE	COUNT	DESCRIPTION
A	2'-8" x 5'-4"	4	
B	2'-8" x 5'-8"	2	
C	3'-0" x 5'-8"	1	
D	3'-8" x 6'-4"	1	
E	2'-0" x 3'-6"	4	
F	2'-6" x 4'-0"	4	
G	2'-6" x 4'-0"	3	
H	2'-6" x 5'-8"	2	
J	6'-0" x 2'-6"	2	
K	8'-2" x 4'-0"	2	

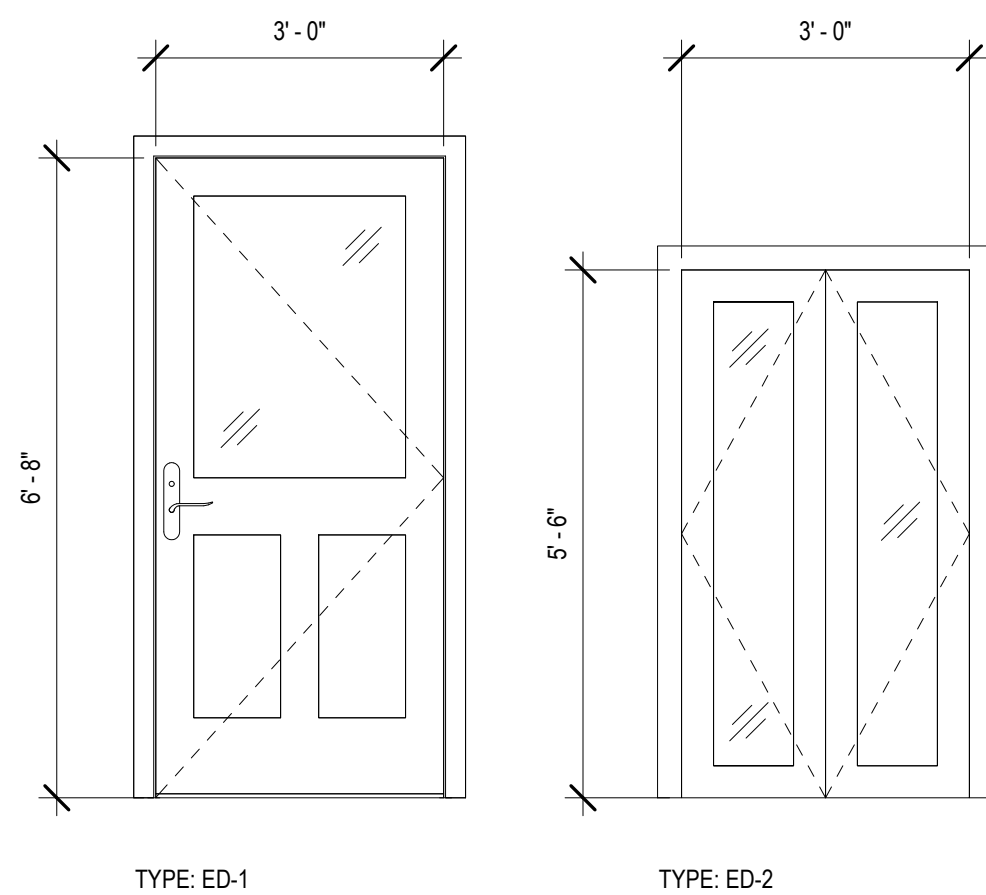
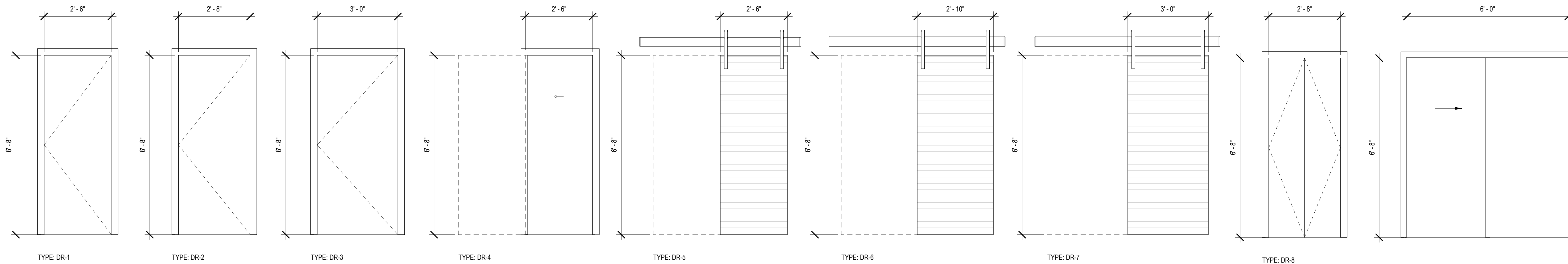
PROJECT:

GASCON RESIDENCE
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

CLIENT:

JOHN & ERICA GASCON
941 PENNSYLVANIA ST
LAWRENCE, KS 66044

ISSUE:



DOOR SCHEDULE
1/2" = 1'-0"

DOOR SCHEDULE			
TYPE	SIZE	COUNT	DESCRIPTION
DR-1	30" x 80"	2	
DR-2	32" x 80"	2	
DR-3	36" x 80"	1	
DR-4	30" x 80"	4	POCKET
DR-5	30" x 80"	1	SURFACE SLIDING
DR-6	34" x 80"	1	SURFACE SLIDING
DR-7	36" x 80"	2	SURFACE SLIDING
DR-8	32" x 80"	1	DOUBLE SWINGING
DR-9	72" x 80"	1	DOUBLE SLIDING
ED-1	36" x 80"	2	HALF GLASS
ED-2	36" x 68"	1	DOUBLE SWINGING

DATE:

08/12/2019

SHEET TITLE:

SCHEDULES

SHEET:

A6.0







City of
632-3032







VCOT

DANGER
CONSTRUCTION SITE
AUTHORIZED PERSONNEL ONLY
KEEP OUT

9
3



VCOT

GMC



VCOR

DANGER
CONSTRUCTION SITE
UNAUTHORIZED PERSONS
KEEP OUT

GMC



513 KVM

COF

DANGER
CONSTRUCTION SITE
UNAUTHORIZED PERSONS
KEEP OUT

Lawrence Historic Resources Commission	Item No. 5
529 Ohio Street	DR-19-00467
2 nd Story Addition and Interior Alterations	10-17-2019

<p>Applicant Mike Myers of Hernly Associates, Inc for Craig and Elizabeth Owens, property owners of record</p> <p>Standards for Review</p> <p>Secretary of the Interior Standards</p> <ul style="list-style-type: none"> • Standard 4 • Standard 9 • Standard 10 <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of Griffith House (511 Ohio Street) • Environs of Dillard House (520 Louisiana Street) 	<p>Request The applicant requests to construct a second story addition to the existing structure located at 529 Ohio Street. The addition will be located above an existing addition on the west portion of the structure. The applicant also requests to make interior modifications primarily in the westernmost addition of the structure.</p> <p>Reason for Request The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street) and the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places.</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 the proposed project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).</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 and issue the Certificate of Appropriateness for the proposed project.</p>
--	--

Project Description

The applicant proposes to construct a second story addition on the west/rear elevation of the existing structure located at 529 Ohio Street. The second story addition will be above an existing addition and will create a height of 23 feet, 7 inches from grade. It will be approximately 300 square feet. The addition will be clad with wood lap siding with a lap width to match the existing structure. The addition will have a gable roof with asphalt shingles. A gable roof will extend from the primary gable roof on the south elevation of the addition. Both the north and the south elevations will have a single window. The window on the south elevation will have a four-over-

four metal clad wood window with wood trim that has a decorative drip cap. The window on the north elevation will be a six-over-six metal clad wood window with a plain window casing. The west elevation will have two four-over-four windows with decorative drip caps.

Interior alterations are primarily on the west half of the structure. The original structure primary spaces of the ground level will not be significantly modified. The space between the original structure and the first historic addition to the west will be widened. The wall between the second historic addition and the third addition to the west will also be widened. The ceiling above the third addition to the west will be removed and reframed to support the new second story addition. A set of stairs will be removed in the third addition. The upper floor of the original structure will not be modified. The second historic addition to the west will have a partition wall removed.

Project Review

The structure located at 529 Ohio Street, the S.K. Huson Residence, was constructed circa 1871. According to the National Register nomination, a significant increase in property tax valuation occurred in 1871 when S.K. Huson was the owner of the property. The dwelling was recorded in the 1873 Atlas of Douglas County under the ownership of T.Y. Gardner. The structure is shown on the 1927 Sanborn Fire Insurance map.

529 Ohio Street is listed in the National Register of Historic Places as a contributing structure to the Pinckney I Historic District. The district was listed in the National Register of Historic Places as significant under National Register Criteria A and C in the areas of Community Planning and Development and Architecture. 529 Ohio Street is classified as a Queen Anne dwelling. The garage on the property, circa 1910, is also contributing to the district. The structures are not listed in the Lawrence Register of Historic Places, but they are located in the environs of the Griffith House (511 Ohio Street) and the Dillard House (520 Louisiana Street). The Griffith House was listed for its architecture, and the Dillard House was listed for its significance to African American history in Lawrence. There are no environs definitions for these properties.

The existing structure has several additions to the original historic structure. There is a historic brick addition between the original structure and the area of the proposed second story addition. The area to the south on the original historic structure is also likely an addition to an original historic brick gable-front Folk House National style house. This addition is historic and Queen Anne in style and has achieved historic significance in its own right. The sequence of the additions to the west and south of the brick addition is unknown. The proposed project is located above the western most existing addition on the west elevation of the structure. The date of this addition is unknown, but it existed on the structure when the structure was listed in the National Register in 2004. This addition is not character defining for the existing historic structure.

Additions to historic structures should be located on the rear of the structure and should remove as little historic material as possible. The addition should be compatible with the size, scale, massing, setbacks, architectural details, and materials. Because this is a second story addition, the evaluation of setbacks does not apply. The footprint of the existing structure does not change. The addition will be small in square footage when compared to the structure with existing additions. While the addition roofline will be taller than the roofline of the second historic brick addition, it will be four feet, six inches lower than the peak of the gable roof of the original historic structure. The changes in the roof pitch from the original historic structure to the brick addition of the structure to the new roofline of the proposed addition create a visual appearance of the

separation of the historic structure to the new addition. This visual appearance will differentiate the historic structure to the proposed new addition.

The proposed new addition will be setback from the front wall plane of the historic structure approximately forty-three feet. The approximately 300 square foot second story addition will be smaller than the current size of the western most existing addition. The length of the addition is approximately 17 ½ feet long. There will be a section of the existing roof to both the west and south of the proposed addition. The proposed addition will not be in the same wall plane of the historic structure on the north elevation. However, the existing one story addition currently projects from this wall plane. The size of the proposed addition will create a mass that will be compatible with the mass of the historic structure with its additions. The window to wall ratio, window sizes, window placement, and roofline will create an addition that is compatible with the scale of the historic structure.

The materials proposed for the new addition are wood lap siding, cedar trim, and an asphalt shingle roof. These materials exist on the existing structure and are compatible with the historic structure. The proposed windows are aluminum clad wood. This is a compatible material with the historic structure. The architectural details of the proposed addition will be minimal and limited to the drip caps on the proposed windows on the west and south elevations. The simple forms and lack of detail will not replicate the primary historic structure details and will be compatible with the historic architectural details of the historic structure.

The proposed alterations to the interior of the historic structure are minimal. The majority of the changes to the interior will be located in the western most addition of the structure. The only concern for staff is the amount of the removal of the original brick walls between the original historic structure and the brick addition and the opening between the brick addition and the first frame addition to the west. These openings should be reduced in width to minimize the loss of historic fabric and to clearly demarcate the wall change from one room to the adjacent room.

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. The proposed project is a new addition therefore Standards 9 and 10 apply. An addition to a listed property should be compatible with the massing, size, scale, and architectural features of the historic structure. The new addition should also be differentiated from the historic structure. The proposed second story addition is compatible in size, scale, massing and architectural features with the historic structure. An addition should be constructed so that the essential form and integrity of the historical property and its environment would be unimpaired if the addition were removed. The historically significant portion of the structure will not be altered. The addition will be placed on a non-character defining element of the structure. If the addition were removed in the future, the historic form of the structure would be unimpaired. The interior alterations are minimal and most of the alterations are in the western most addition which is not significant to the historic character of the structure.

Standard 4 also applies to this project because there are several additions to the historic structure some of which have achieved historic significance in their own right. The possible wood frame-shingle addition on the south and the brick addition on the west have achieved historic significance in their own right. The proposed addition, however, does not impact these historic

additions. The proposed second story addition is above an addition (while not dated) that is non-contributing to the historic structure and therefore not significant to the structure. Because this addition has not achieved historic significance in its own right, the proposed addition meets Standard 4.

Staff is of the opinion that the proposed second story addition meets the applicable Secretary of the Interior's Standards for Rehabilitation.

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 impact to 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 the Dillard House and the Griffith House. There are no environs definitions for the two properties.

The proposed second story addition will have no significant impact on the listed properties. The addition is placed to the rear of the structure and is compatible in size, scale, massing, height, roof form, and materials with the listed properties. The addition is differentiated from the historic structure and uses patterns that are compatible with the listed properties.

Staff is of the opinion that the project, as proposed, meets the intent of Chapter 22.

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.*



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 _____
--

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 529 Ohio
 Legal Description (may be attached) Ohio Street Lot 31 & South 5 feet of Lot 29

OWNER INFORMATION

Name(s) Elizabeth Owens
 Contact Elizabeth Owens
 Address 529 Ohio
 City Lawrence State KS 66044 ZIP _____
 Phone (____) 314.570.3386 Fax (____) _____
 E-mail eaf_owens@yahoo.com Cell Phone (____) _____

APPLICANT/AGENT INFORMATION

Contact Mike Myers
 Company Hernly Associates, Inc.
 Address 1100 Rhode Island St
 City Lawrence State KS 66044 ZIP _____
 Phone (____) 785-749-5806 Fax (____) _____
 E-mail mike@hernly.com Cell Phone (____) 785-218-2636

Existing Zoning RS-5	Existing Land Use Single Family	Proposed Land Use Single Family	# of Buildings 2
Total site area 6,435 S.F.	Existing Building Footprint 1,805 S.F.	Proposed Building Footprint 1,805 S.F.	Open Space Area 3,500 S.F.
Existing Pavement Coverage 1,130 S.F.	Proposed Pavement Coverage 1,130 S.F.		
Are you also submitting any of the following applications?			
• Building Permit x	• Site Plan	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify)	

Property 529 Ohio Street
Address: _____

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

Construction of a second floor addition in place of an existing second floor addition on the back side of the house. Light remodeling on first floor and second floor.

Reason for Request:
(Attach additional sheets if necessary)

Structure is contributing to the Pinckney Historic Residential District.

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 St.
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 2019.09.12

_____ 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 Elizabeth Owens, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, 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 529 Ohio Street - Ohio Street Lot 31 & South 5 Ft. of Lot 29 (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.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __, by _____.

My Commission Expires: _____
Notary Public



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

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

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE Elizabeth Owens hereby referred to as the "Undersigned", being of lawful age, do hereby on this 23rd day of September 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 529 Ohio Street - Ohio Street Lot 31 & South 5 Ft. of Lot 29 (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

Owner

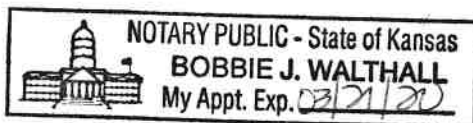
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 23rd day of September, 2019,

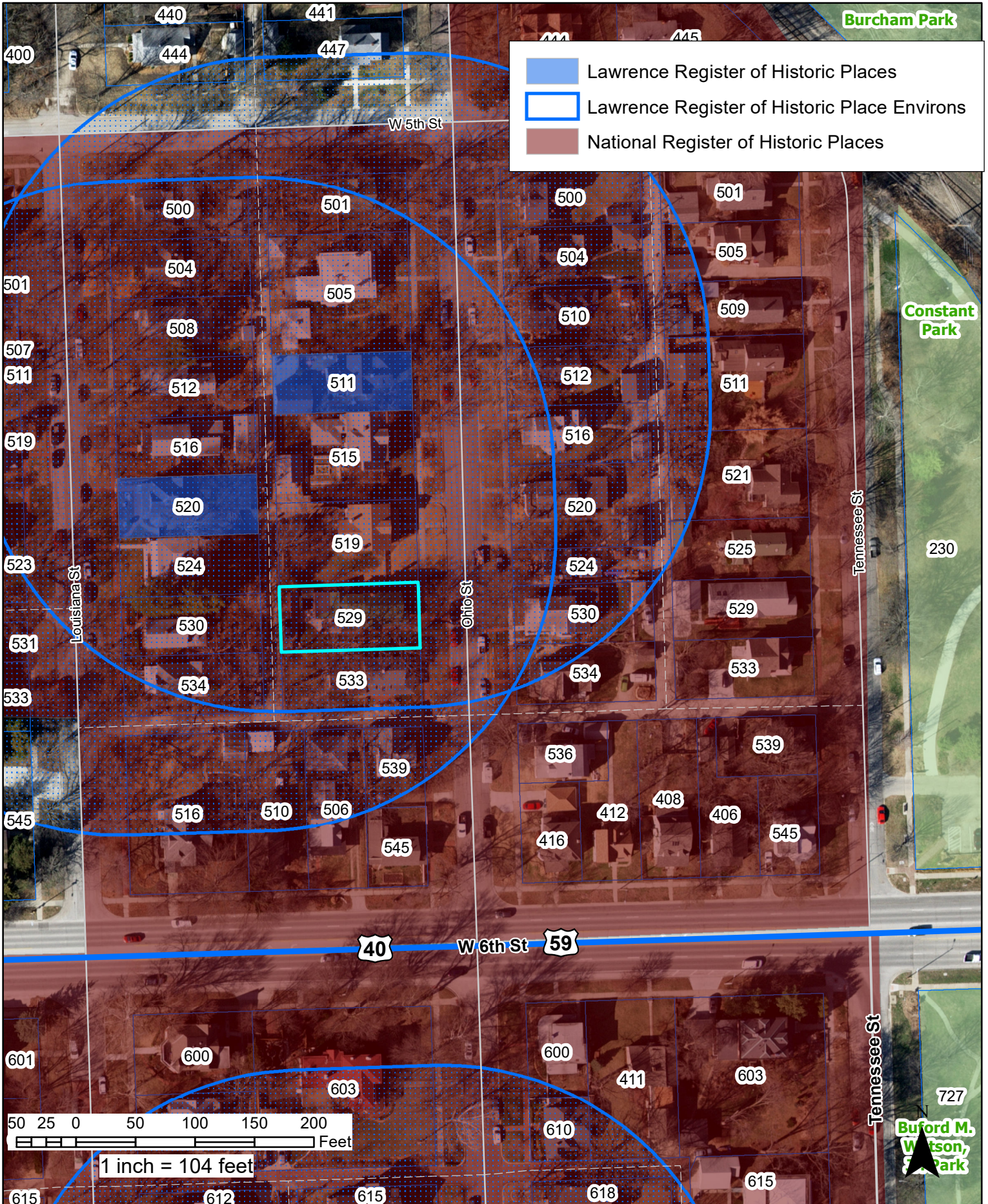
by Elizabeth Owens.

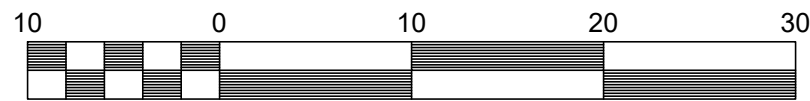
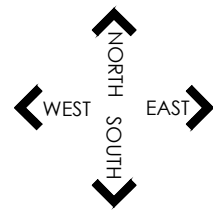
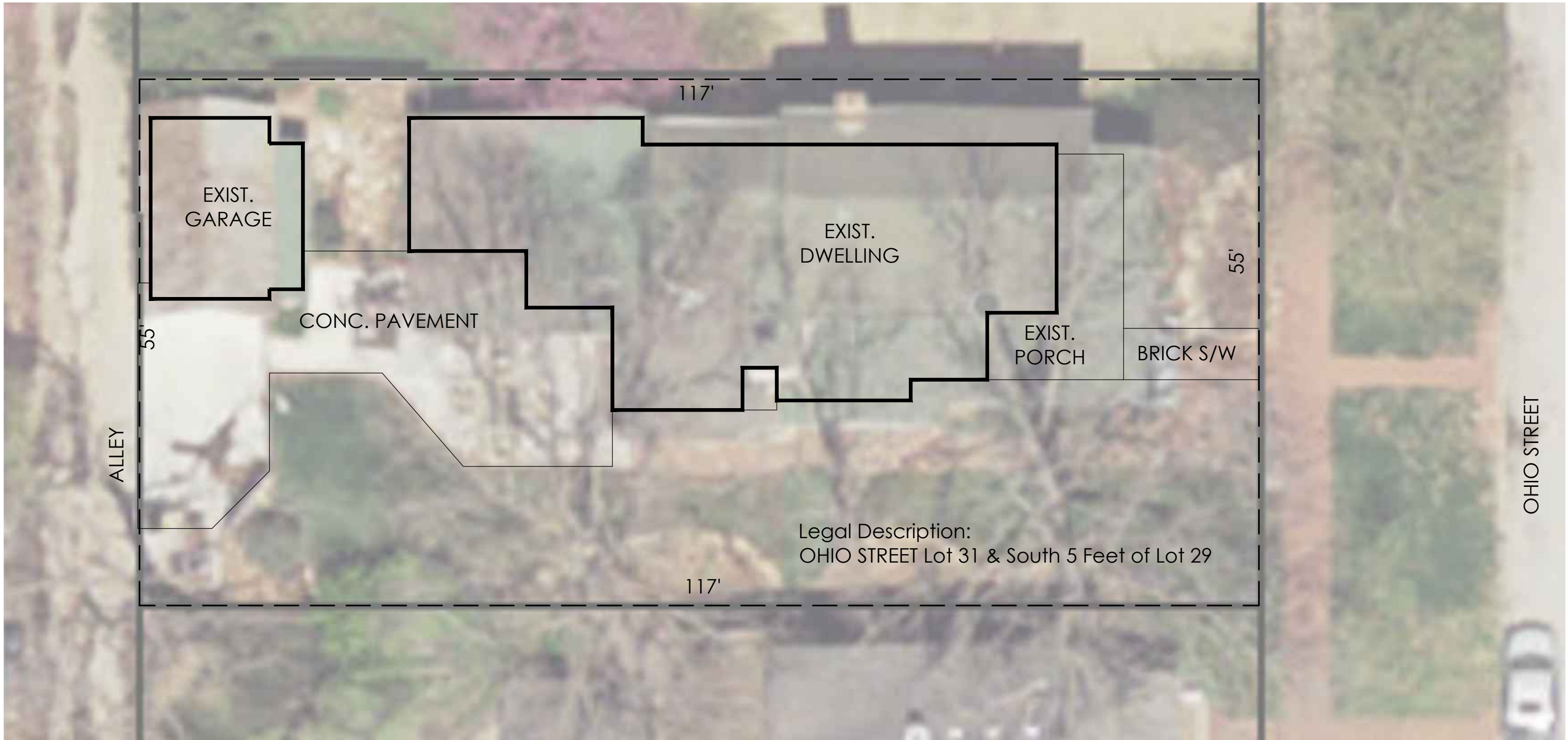
My Commission Expires:

[Signature]
Notary Public



529 Ohio Street





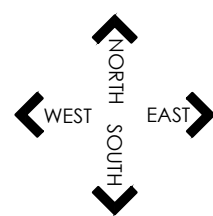
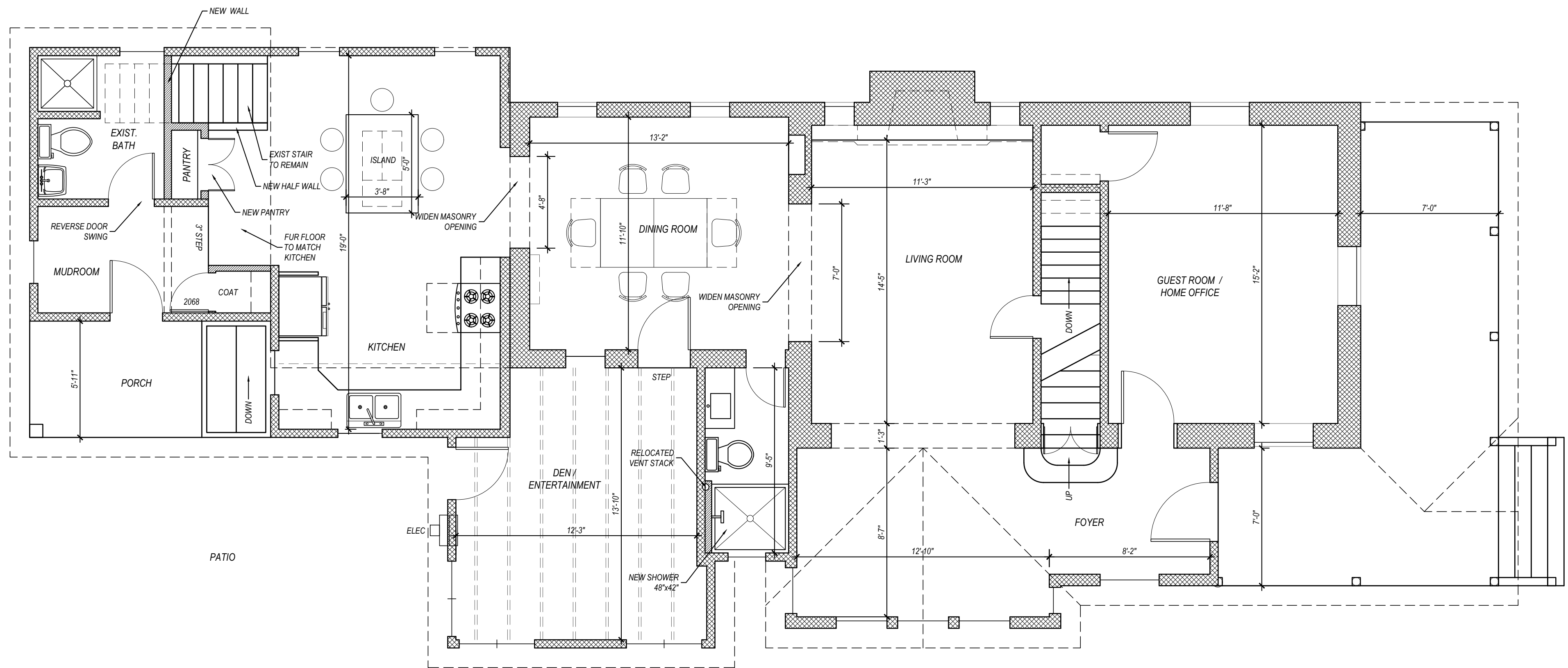
Scale 1" = 10'

529 OHIO STREET

Remodel & Second Floor Addition LAWRENCE, KANSAS

**Hernly
ASSOCIATES**

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



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

529 OHIO STREET
 Remodel & Second Floor Addition
 LAWRENCE, KANSAS

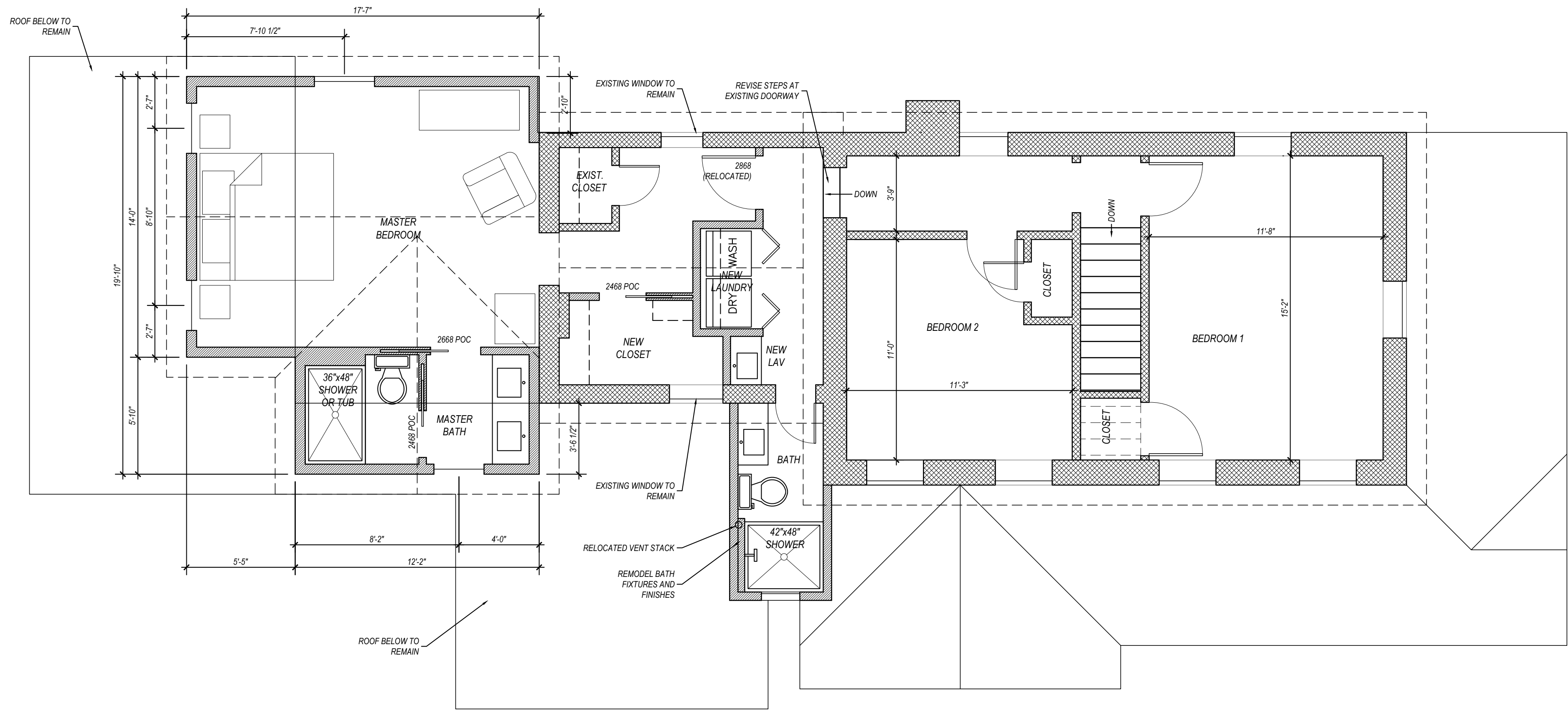
Hernly ASSOCIATES

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

FIRST FLOOR PLAN

Date: 2010/09/12
 Drawn by: M. MYERS
 Checked by:
 Revisions:

A1.0



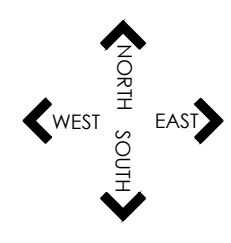
529 OHIO STREET
 Remodel & Second Floor Addition
 LAWRENCE, KANSAS

Hernly
 ASSOCIATES

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

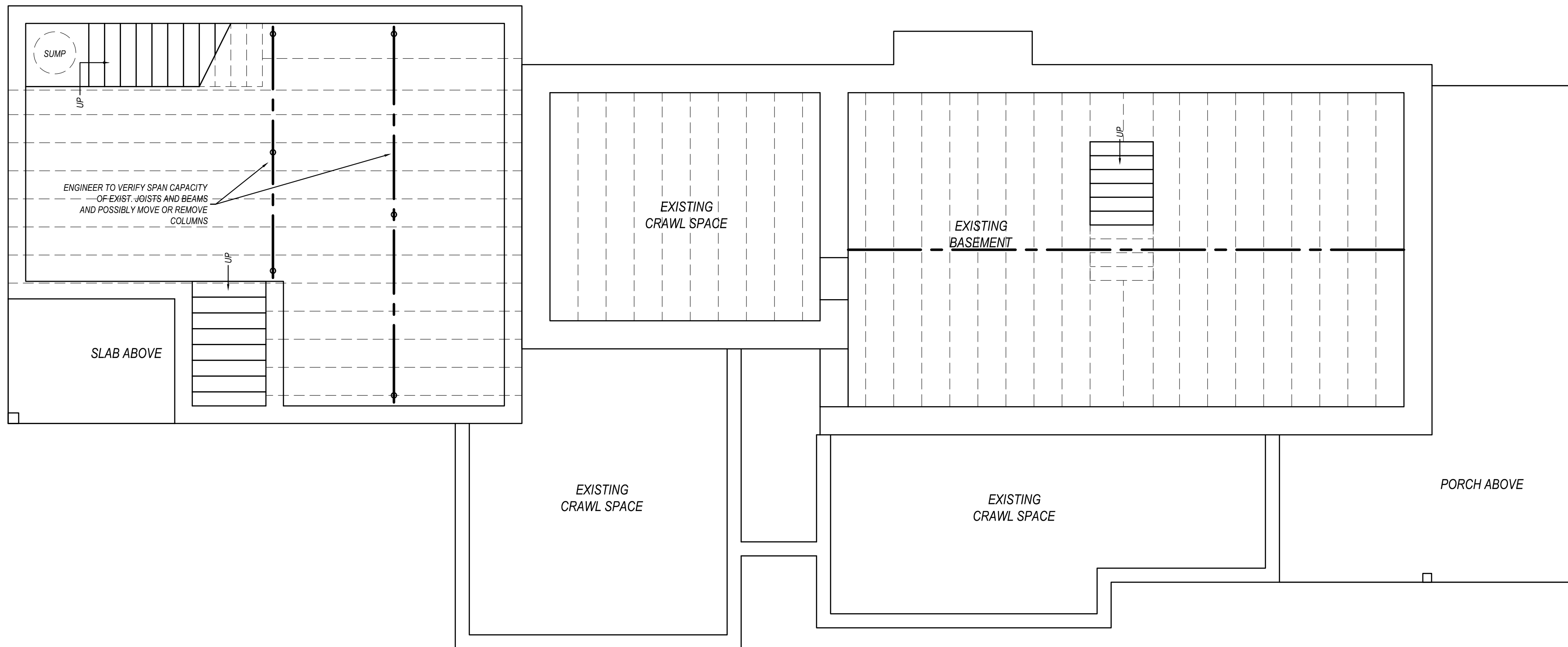
SECOND FLOOR PLAN

Date: 2019/09/12
 Drawn by: M. MYERS
 Checked by:
 Revisions:



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

A1.1



529 OHIO STREET
 Remodel & Second Floor Addition
 LAWRENCE, KANSAS

Hernly
 ASSOCIATES

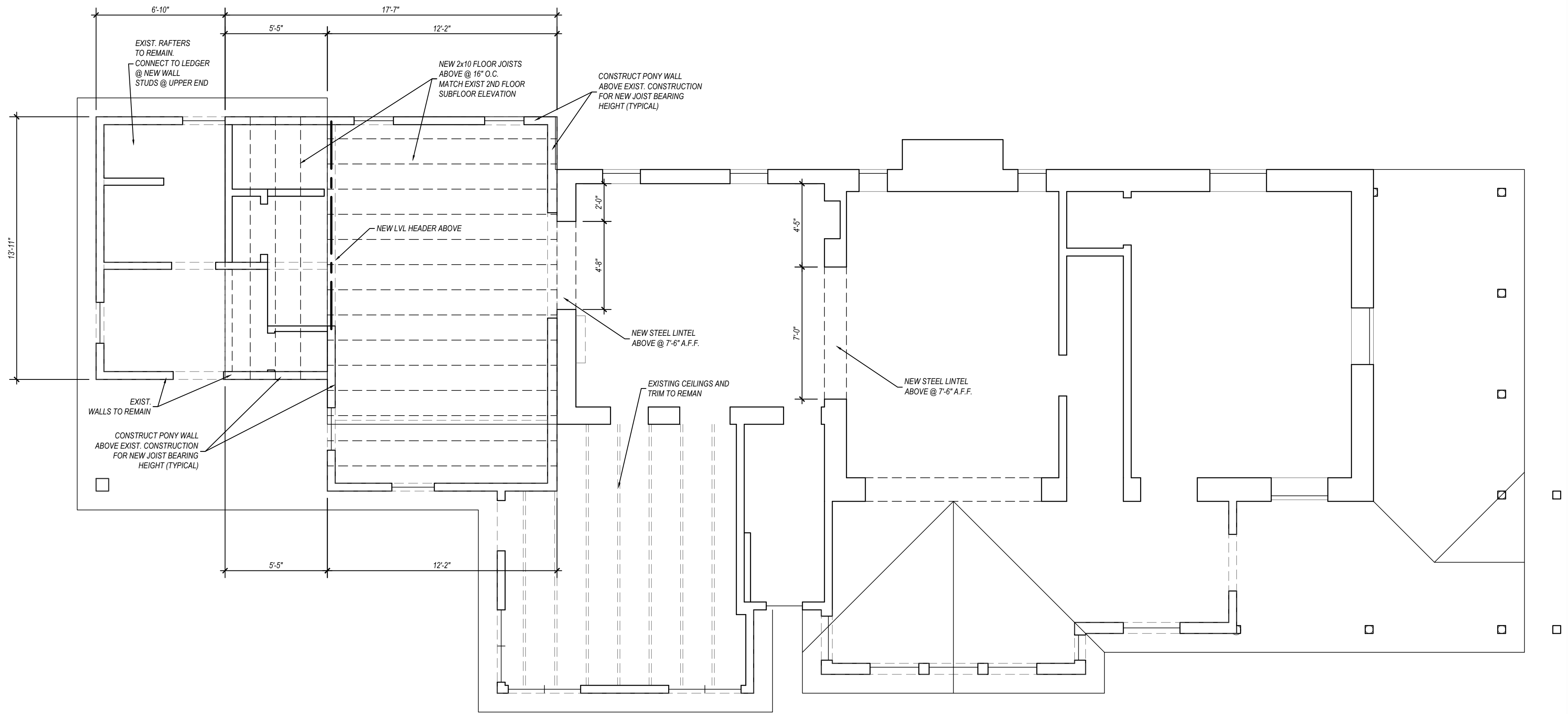
1100 Rhode Island
 Lawrence, Kansas
 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

BASEMENT PLAN

Date: 2019/09/12
 Drawn by: M. MYERS
 Checked by:
 Revisions:

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

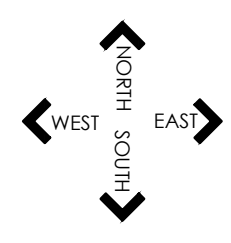
A1.2



529 OHIO STREET
 Remodel & Second Floor Addition
 LAWRENCE, KANSAS

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

FRAMING PLAN
 Date: 2010/09/12
 Drawn by: M. MYERS
 Checked by:
 Revisions:



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



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



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

529 OHIO STREET
 Remodel & Second Floor Addition
 LAWRENCE, KANSAS

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

ELEVATIONS
 Date: 2019/09/12
 Drawn by: M. MYERS
 Checked by:
 Revisions:

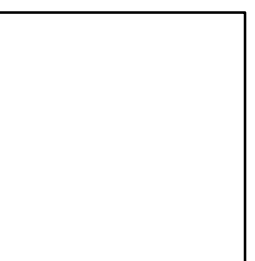
A2.0



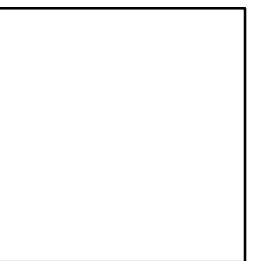
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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



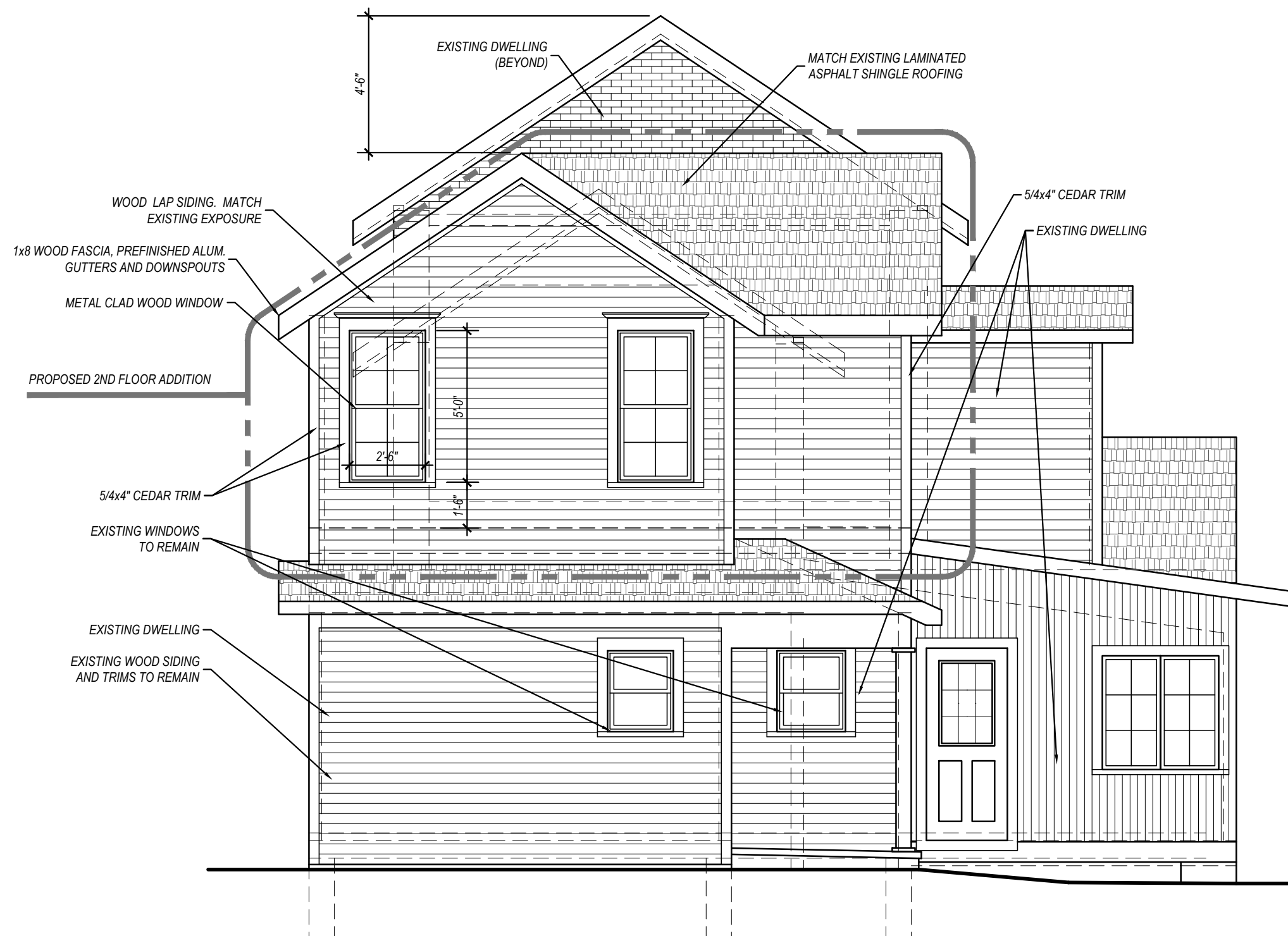
529 OHIO STREET
Remodel & Second Floor Addition
LAWRENCE, KANSAS



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

ELEVATIONS
Date: 2019/09/12
Drawn by: M. MYERS
Checked by:
Revisions:

A2.1



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



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

529 OHIO STREET
Remodel & Second Floor Addition
LAWRENCE, KANSAS

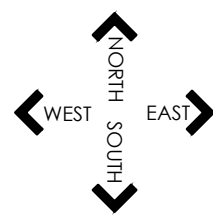
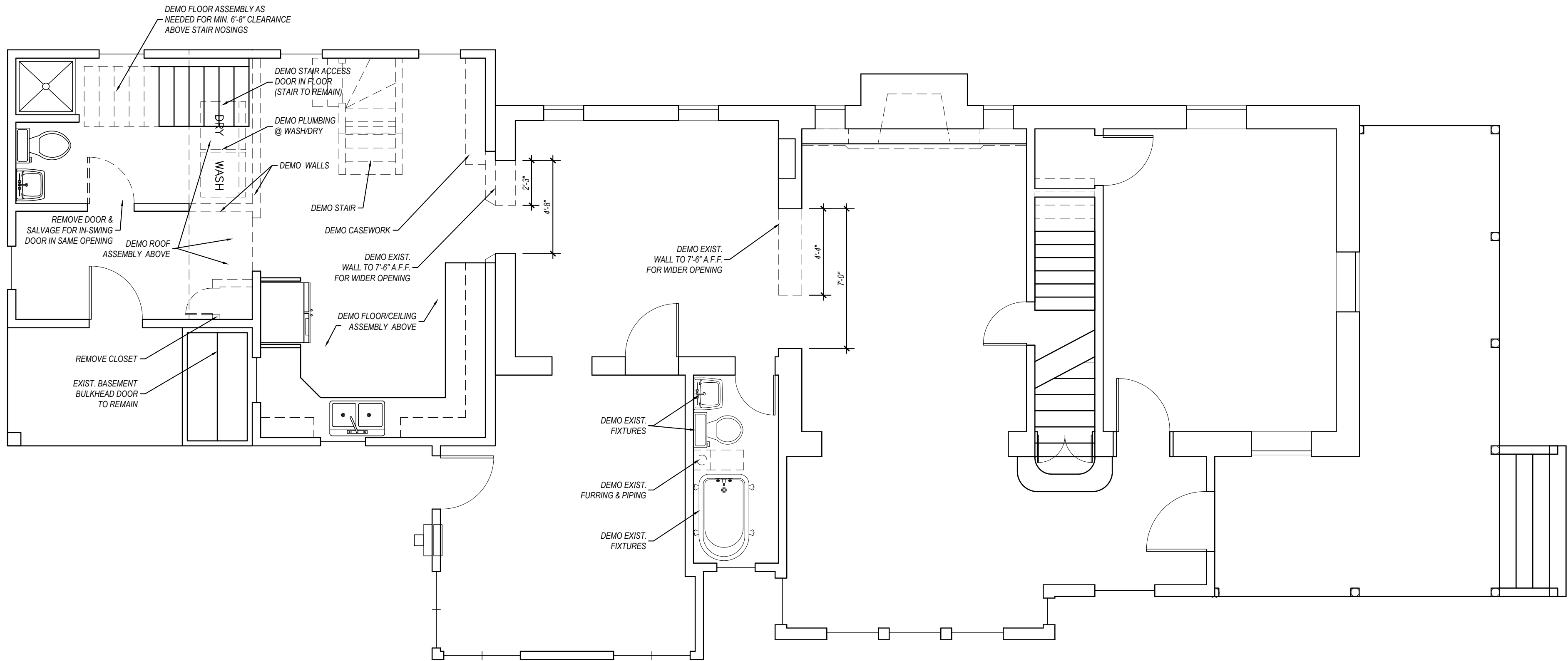
Hernly
ASSOCIATES

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

ELEVATIONS

Date: 2019/09/12
Drawn by: M. MYERS
Checked by:
Revisions:

A2.2



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

529 OHIO STREET
 Remodel & Second Floor Addition
 LAWRENCE, KANSAS

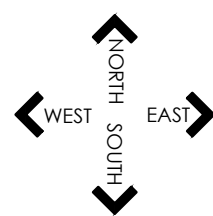
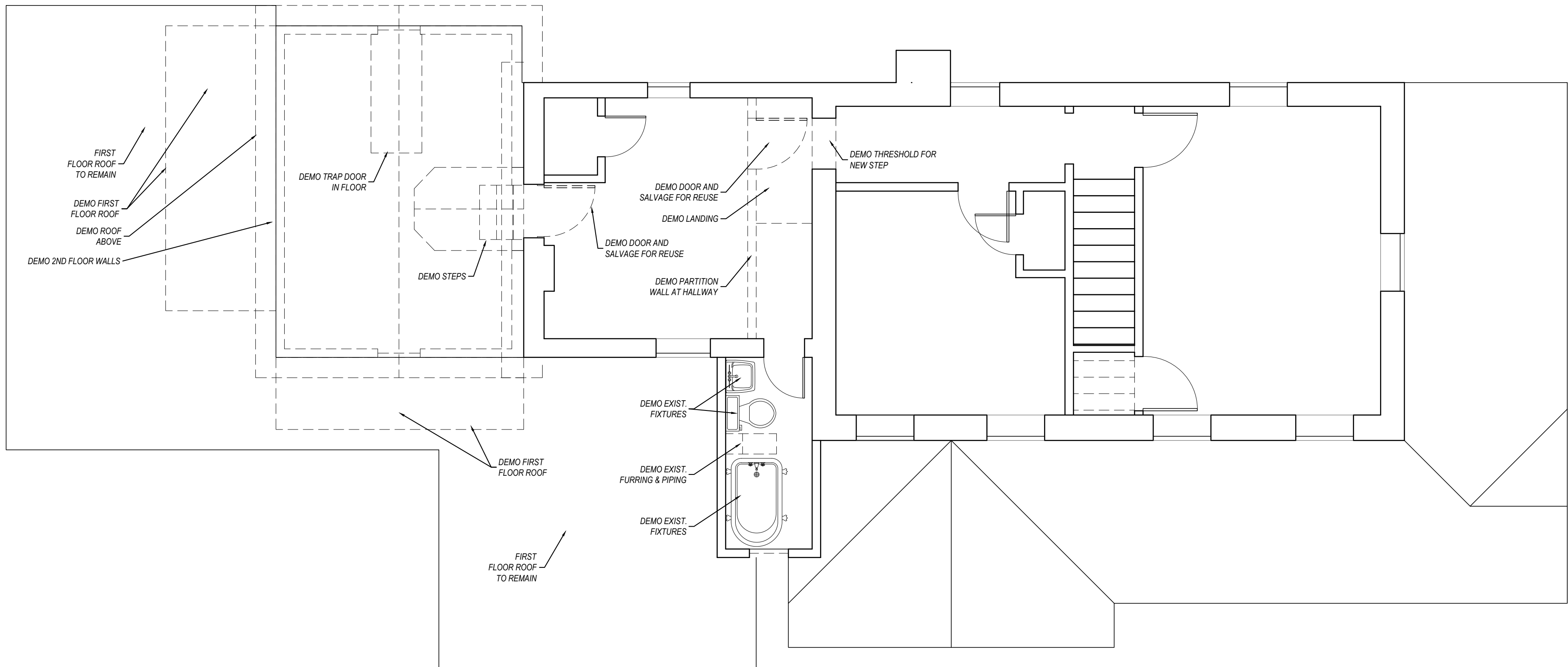
Hernly ASSOCIATES

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

FIRST FLOOR DEMO PLAN

Date: 2010/09/12
 Drawn by: M. MYERS
 Checked by:
 Revisions:

D1.0



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

529 OHIO STREET
 Remodel & Second Floor Addition
 LAWRENCE, KANSAS

Hernly ASSOCIATES

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

2ND FLOOR DEMO PLAN

Date: 2010/09/12
 Drawn by: M. MYERS
 Checked by:
 Revisions:

D1.1



KANSAS





















PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
10/21/19

SPECIAL USE PERMIT FOR ADAPTIVE REUSE; 1307 MASSACHUSETTS STREET (KCK)

SUP-19-00389: Consider a Special Use Permit for the Adaptive Reuse of Designated Historic Property to allow a Detached Dwelling, Home Occupation Type A and B, Work/Live Unit, Congregate Living, Cultural Center/Library, Small Event Center, Private Dining Establishment, Administrative/Professional Office, Financial Insurance and Real Estate, Office – Other, Bed and Breakfast, Elderhostel, or Short Term Rental at 1307 Massachusetts Street. Submitted by GouldEvans on behalf of the Libuse Kriz-Fiorito Historic Foundation, property owner of record.

STAFF RECOMMENDATION: Planning staff recommends approval of SUP-19-00389, a special use permit for the Adaptive Reuse of Designated Historic Property to allow a *Detached Dwelling, Home Occupation Type A and B, Work/Live Unit, Congregate Living, Cultural Center/Library, Small Event Center, Private Dining Establishment, Administrative/Professional Office, Financial Insurance and Real Estate, Office – Other, Bed and Breakfast, Elderhostel, or Short Term Rental* at 1307 Massachusetts Street, and forwarding of it to the City Commission with a recommendation for approval, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Execution of a site plan performance agreement.
2. For Small Event Center uses:
 - a. Outdoor activity shall conclude by 11:00 P.M. on weekdays and by midnight Friday and Saturday night.
 - b. If night lighting is involved, it shall be shielded from adjacent properties and have cut-off's to restrict upward escape of the light.
 - c. Outdoor tents shall not be allowed within 25 feet of the public right-of-way.
3. For Work/Live Unit uses:
 - a. The ground floor of the building is used exclusively for nonresidential uses.
 - b. Residential uses may occupy any other floor of the structure.
4. For Private Dining Establishment uses:
 - a. Compliance with the restrictions within Section 20-539 of the Land Development Code.
 - b. Outdoor consumption of food or beverages shall conclude by 11:00 P.M. on weekdays and by midnight Friday and Saturday night.
5. For Administrative/Professional Office uses:
 - a. No external automated teller machine, drive-through windows, or night drop window shall be permitted.
6. For Financial, Insurance and Real Estate uses:
 - a. No external automated teller machine, drive-through windows, or night drop window shall be permitted.
7. For Office – Other uses:
 - a. No external automated teller machine, drive-through windows, or night drop window shall be permitted.

NOTE: Adaptive reuse special use permits are subject to Section 20-501 of the Land Development Code, which requires review by the Historic Resources Commission prior to a hearing by the Planning Commission. The Historic Resources Commission is charged to review applications for compliance with Chapter 22 of the City Code, compliance with the Secretary of Interior Standards for Rehabilitation, and other criteria established in the Land Development Code as needed. This staff report document will speak to the standard requirements for review under Section 20-1306 (Special Use Permits) and the additional requirements listed in Section 20-501. The special use permit approval authority is the City Commission, who will review the application along with the recommendation of the Historic Resources Commission and the Planning Commission.

Applicant's Reason for Request:

"To identify the possible uses for the historic J.R. Roberts house, "the Castle," that will provide sufficient revenue for the not-for-profit owner of the property, the Libuse Kriz-Fiorito Historic Foundation (an IRS approved 501c3 charitable organization). Revenue is needed to provide ongoing maintenance for the foundation to properly preserve and maintain the historic structures and property. The past use as a Small Event Venue under the existing SUP is no longer economically viable as a result of a change in market forces. Another compatible use such as Bed & Breakfast, professional office space, Airbnb, single family home and the like must be allowed if the historic Castle Tea Room is to survive as a community resource. This new SUP is needed to expedite the ability for the foundation to find a long-term lease and know ahead of time what uses will be permitted to attract the right tenants."

KEY POINTS

- There are no proposed physical changes to the site.
- Application proposes several uses for the property in an effort to allow flexibility for the owner in finding tenants.
- Request is for uses on the property exclusively; building permit and other permitting reviews will be required for changes in occupancy and/or remodeling.
- Adaptive Reuse of Designated Historic Property requires review by the Historic Resources Commission prior to the Planning Commission hearing.
- Previously approved special use permit on this site (SP-03-03-07) was for *Adaptive Reuse*.

FACTORS TO CONSIDER

- Compliance with Section 20-501: Adaptive Reuse of Designated Historic Properties
- Historic Resources Commission factors:
 - Secretary of the Interior Standards
 - Chapter 22 Conservation of Historic Resources Code Standards
 - Oread Neighborhood Design Guidelines
- Planning Commission factors:
 - Recommendation of the Historic Resources Commission
 - Review and decision making criteria found in Section 20-1306(i)
 - Any other factors as deemed appropriate by the Planning Commission

ASSOCIATED CASES/OTHER ACTION REQUIRED

- HRC review and approval required
- Publication of an ordinance per Section 20-1306 (j)
- SUP-03-03-07: Special Use Permit for Adaptive Reuse for Private Dining/Small Event Space
- SP-13-00365: On site revisions for addressing solid waste storage

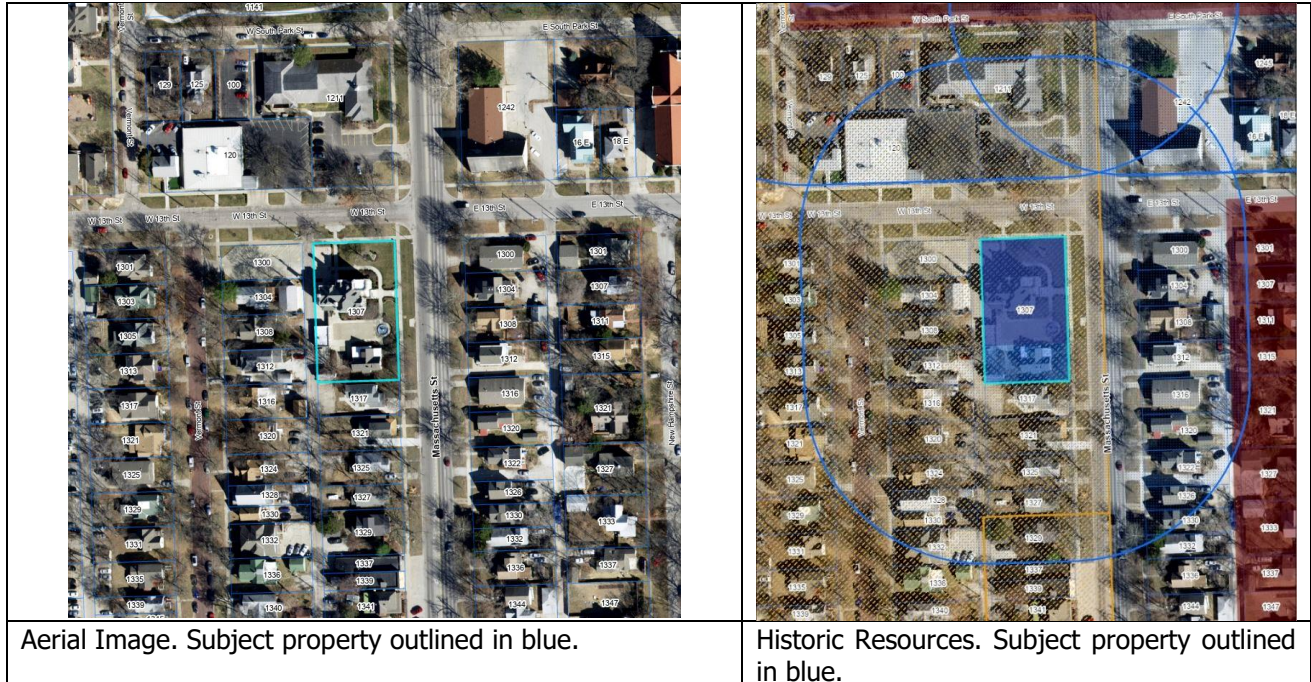
PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- No comment on this item at this time

GENERAL INFORMATION

Current Zoning and Land Use:	RM32-UC (Multi-Dwelling Residential Urban Conservation Overlay, Oread Medium Density) District; 1307 Massachusetts Street – special event venue, 1313 Massachusetts – residence.
Surrounding Zoning and Land Use:	<p>North RMO-UC (Multi-Dwelling Residential - Office District Urban Conservation Overlay Medium Density) District; law office, mortuary</p> <p>East RM32 (Multi-Dwelling Residential) District; single and multi-dwelling residences</p> <p>South RM32-UC (Multi-Dwelling Residential Urban Conservation Overlay Medium Density) District; single and multi-dwelling residences</p> <p>West RM32-UC (Multi-Dwelling Residential Urban Conservation Overlay Medium Density) District; single and multi-dwelling residences, surface parking lot</p>

SITE SUMMARY Figures are in square feet	1307 Massachusetts	1313 Massachusetts
Area (23,400 Total)	17,550	5,850
Building Footprint	3,351	1,639
Building Gross Square Feet	9,855	2,044
Accessory Structure	600	345
Open Space (Pervious)	9,311	2,736
Pavement Cover (Impervious)	4,888	1,475
Off Street Parking Provided	9 spaces along the alley, including 2 ADA accessible spaces	
Other Parking Provided	5 spaces along West 13th Street	
Total Parking Provided	14 spaces provided. Parking will remain in place regardless of which use is active on the property at any given time.	



PROJECT BACKGROUND

The property at 1307 Massachusetts Street is listed in the National Register of Historic Places, the Register of Historic Kansas Places, and the Lawrence Register of Historic Places as the John N. Roberts House. Historic listing allows for this project to be considered as an *Adaptive Reuse* per Section 20-501 of the Land Development Code. The previous special use permit on the site (SUP-03-03-07) is the only other example of an adaptive reuse project within the City of Lawrence since the adoption of the Land Development Code. The Land Development Code defines Adaptive Reuse of Designed Historic Property in Section 20-1703: "Conversion of a structure listed individually or as a contributing structure to a historic district in the National, State, or local register to another specified use, with the intent of preserving the listed structure." The use regulations for *Adaptive Reuse* are listed in Section 20-501.

1307 and 1313 Massachusetts are both included in this special use permit as one property. Chapter 22 Conservation of Historic Resources Code Section 22-106 provides the following definition for the term Property, "An area of land, undivided by any street, alley, railroad, stream, or similar physical feature, under common ownership or control, which is or will be occupied by one structure or land use, and any accessory structures and uses. A property could be made up of one or more lots of record, one or more portions of a lot or lots of record, or any combination thereof. The term shall include landscape features." 1307 and 1313 Massachusetts Street are under common ownership, the platted lots of which have been combined into a single parcel. Prior to the parcels being combined, the property functioned as one use at least as far back as the approval of the current special use permit on the property SUP-03-03-07, which showed that 1313 Massachusetts Street was accessory to 1307 and that the property functioned as a single land use. Therefore, 1313 Massachusetts Street may be considered as part of the property for this special use permit application for *Adaptive Reuse*.

The unique nature of this application requires consideration by the Historic Resources Commission and Planning Commission sequentially, prior to review by the City Commission for approval. Section 20-501 details the sequence of reviews and the roles for each commission:

1. Historic Resources Commission
 - a. Reviews application first and makes recommendation to the Planning Commission.
 - b. Considers the application for conformance or compliance with all relevant regulations and standards found in:
 - i. Chapter 22 of the City Code
 - ii. Secretary of Interior Standards for Rehabilitation
 - iii. Other criteria established in the Land Development Code, such as the Oread Neighborhood Design Guidelines
 - c. Section 20-501(4) states: "*Adaptive Reuse* of a residentially-designed structure shall maintain the residential quality and character of the property."
 - d. Section 20-501(5) states: "*Adaptive Reuse* of a building shall maintain the architectural character of the historic property, as established by the Historic Resources Commission, and the historic context within the neighborhood environs."
2. Planning Commission
 - a. Receives recommendation from the Historic Resources Commission and considers it in their recommendation to the City Commission.
 - b. Evaluates the application against the factors listed in Section 20-1306(i) – which are provided in this staff report in the Planning Commission Review section as the review and decision making criteria.
 - c. If the Planning Commission deems it appropriate, other factors may be considered as well in their recommendation to the City Commission.
3. City Commission
 - a. Approval authority for special use permits.
 - b. Receive recommendation from Historic Resources Commission and Planning Commission and consider them in evaluating the application.
 - c. City Commission decisions for special use permits are detailed in Section 20-1306(h).
 - i. Approve, approve with conditions or modifications, or deny
 - ii. Return application to Planning Commission for further consideration

PROJECT OVERVIEW

USE	PARKING REQUIREMENT	1307 MASSACHUSETTS AND CARRIAGE HOUSE	1313 MASSACHUSETTS	PARKING PROVIDED	CODE SECTION
Detached Dwelling Unit	2 per Dwelling Unit	2 spaces	2 spaces	14 spaces	20-902
Home Occupation Type A and B	2 per Dwelling Unit	2 spaces	2 spaces	14 spaces	20-537
Work / Live Unit	1 per Dwelling Unit	1 space	1 space	14 spaces	20-902
Congregate Living	1 per bedroom	5 bedrooms + 1 carriage house bedroom = 6 spaces	3 bedrooms = 3 spaces	14 spaces	20-902
Cultural Center / Library	1 per 500 square feet	9,855 square feet = 20 spaces (Note 2)	-	14 spaces	20-902
Small Event Center	1 per 3 occupants at maximum occupancy	165 occupants based on 2007 construction set = 55 spaces	-	14 spaces	20-902
Private Dining Establishment	2 per Dwelling Unit	2 spaces	-	14 spaces	20-539
Administrative / Professional Offices	1 per 300 square feet	9,855 square feet = 33 spaces (Note 3)	2,044 square feet = 7 spaces	14 spaces	20-902
Financial, Insurance and Real Estate					
Office - Other					
Bed and Breakfast	1 per guest room + 1 per 1.5 employees	5 bedrooms + 1 carriage house bedroom + 1 staff = 7 spaces	3 bedrooms + 1 staff = 4 spaces	14 spaces	20-902
Elderhostel	1 per guest room + 1 per 1.5 employees for associated uses	5 guest room + 1 carriage house room + 1 staff = 7 spaces	3 guest rooms + 1 staff = 4 spaces	14 spaces	20-902
Short Term Rental	1 per guest room	5 guest room + 1 carriage house room = 6 spaces	3 guest rooms = 3 spaces	14 spaces	20-902

This request proposes several uses on property addressed 1307 and 1313 Massachusetts Street. The applicant is seeking approval for multiple uses in order to allow for a greater degree of flexibility in marketing and managing the property for a wide range of potential tenants. The uses proposed are:

1307 Massachusetts Street

- *Detached Dwelling*
- *Home Occupation Type A and B*
- *Work/Live Unit*
- *Congregate Living*
- *Cultural Center/Library*
- *Small Event Center*
- *Private Dining Establishment*
- *Administrative/Professional Offices*
- *Financial, Insurance and Real Estate*
- *Office – Other*
- *Bed and Breakfast*
- *Elderhostel*
- *Short Term Rental*

1313 Massachusetts Street

- *Detached Dwelling*
- *Home Occupation Type A and B*
- *Work/Live Unit*
- *Congregate Living*
- *Administrative/Professional Offices*
- *Financial, Insurance and Real Estate*
- *Office – Other*
- *Bed and Breakfast*
- *Elderhostel*
- *Short Term Rental*

The designation of the property as an *Adaptive Reuse* opens the possible uses of the property beyond what is typically permitted by the Land Development Code. The majority of uses proposed in this application are permitted either by-right or via a special use permit. Some uses are not permitted on the property according to the Residential District Use Table found in Section 20-402 of the Land Development Code. The proposed uses for this property are only available for consideration because of the *Adaptive Reuse* special use permit. If the property was found to be out of compliance with the approved plan, Section 20-501, historic designation, or any other relevant standard or regulation; this special use permit may be determined invalid and a resubmittal would be necessary.

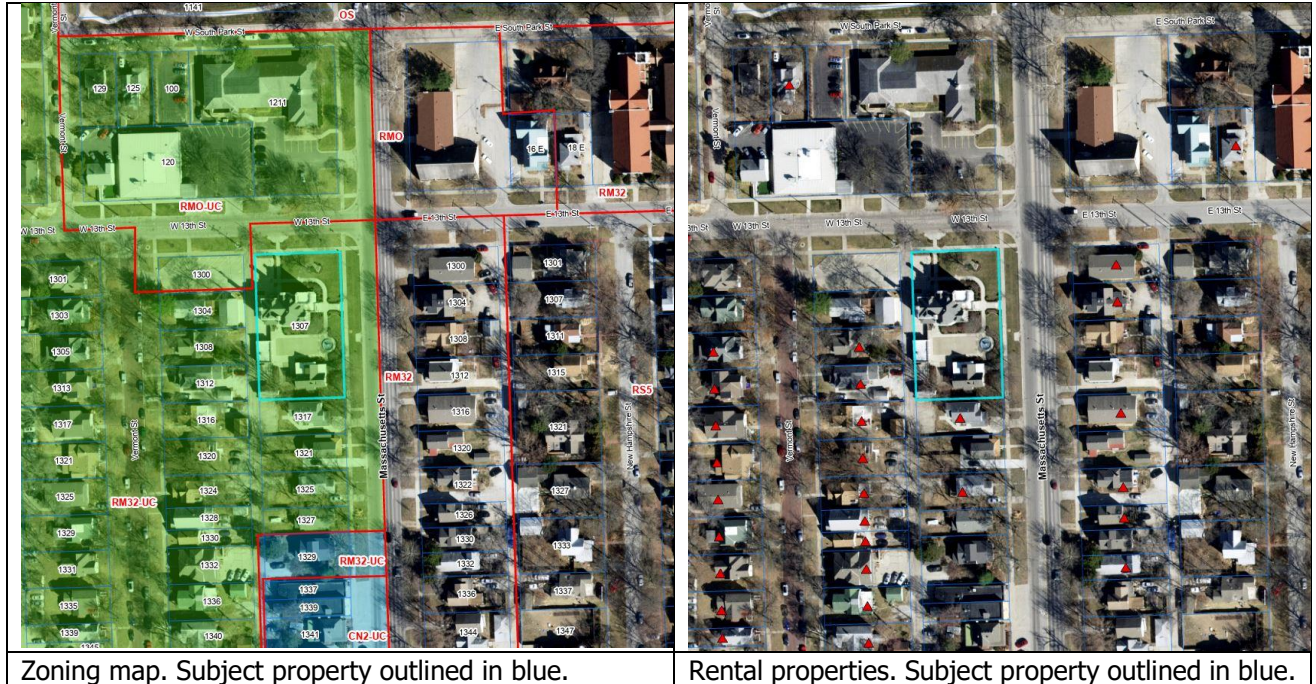
The use for the site is technically for *Adaptive Reuse*. The rest of the listed uses may be granted under the umbrella of an *Adaptive Reuse*, provided they remain in compliance with the provisions of Section 20-501. *Adaptive Reuse* is the primary characteristic of each listed use. For ease of communication and review, the uses are listed independently, but it is understood that the entire application is governed by the *Adaptive Reuse* designation.

Section 20-902: Off-Street Parking Schedule A, states that parking for *Adaptive Reuse* is to be established at the time of special use approval. Parking requirements are set as a part of the application and review process, and are not subject to the typical standards for parking calculations listed in Schedule A of Article 9 of the Land Development Code. The uses listed in the application documents vary in required parking amounts. The *Adaptive Reuse* provisions in the code allow for the parking to be set with the special use permit. This application has a note stating that parking will remain in place regardless of use. If the use on the site changes, this would ensure that the current parking amount and configuration would remain, and would eliminate the need to evaluate each use by its parking impact. The plan indicates the parking amounts each use would typically be required to provide based on the Land Development Code.

The applicant is not proposing any change to the exterior appearance of the property with this application. Historic designation requires that any changes, interior and exterior, to the structure be reviewed by the Historic Resources Administrator or the HRC using the Secretary of the Interior's Standards. Retaining the appearance and character of the primary facades is the central focus of such review. It is in both the applicant and community's interest for the appearance and character of the structure to remain unchanged.

Approval of this plan does not exempt the property from any review processes that would normally occur on the site. Changes of occupancy, renovations and remodeling, electrical and mechanical permits, and any other similar or relevant permitting or review procedures will still be required. This will allow for the proper evaluation of any given use listed in this special use permit for compliance with building, fire, historic preservation, and any other relevant code requirements or standards for review.

This application allows the applicant to retain use flexibility in an effort to improve financial sustainability, while preserving the character of an important structure and property in the Lawrence community. The mixture of uses in one special use permit application is unusual, and would likely not be feasible in the majority of circumstances. However, due to the *Adaptive Reuse* designation for this property, it allows for a greater degree of flexibility than typically permitted under the Land Development Code.



USE ANALYSIS

The plan lists multiple uses for the site so that the property can more easily change uses over time. Typically special use permit applications list a single use for a property. However, in this case the applicant feels that the property would be better served if there were a variety of uses approved for the site in order to make it easier to attract tenants and reduce the impact of changing uses and/or tenants on the property in the future.

The applicant has indicated there may be a mix of uses between the structures on site, but most likely the structures would work in tandem, with 1313 Massachusetts Street being complementary to 1307 Massachusetts Street. This list of uses would allow for a mixture of uses even within a given structure. However, it would likely be challenging to configure such a mixture while preserving the historic character of the structure and meeting the applicable building and fire codes.

The following section will outline a basic explanation of the proposed uses.

Detached Dwelling:

Definition - Per Section 20-1723: "A dwelling that is entirely surrounded by open space on the same lot."

Use Regulations – Per Section 20-508: "A *Detached Dwelling* shall only be permitted to be constructed in an RM or RMO district, after the effective date, by approval of a Special Use Permit. A *Detached Dwelling* may be permitted to be constructed without approval of a Special Use Permit if it is located on its own platted Lot, and if the majority of the properties on the block face are constructed as detached dwellings."

Parking Impact – Per 20-902: *Detached Dwelling* uses require 2 parking spaces per dwelling unit.

Home Occupation Type A and B:

Definition – Per Section 20-537(4): “A *Type A Home Occupation* is one where residents use their home as a place to work, with no employees or customers/clients coming to the site. Examples include artists, crafts people, writers, and consultants.” “A *Type B Home Occupation* is one where an employee and/or customers/clients come to the site. Examples are counseling, tutoring, and hair cutting/styling.”

Use Regulations – Per Section 20-537(3), *Day Care Homes* and *Bed and Breakfast* uses are exempt from this category. Section 20-537(5) outlines allowed and prohibited uses within this category. Prohibited uses include: repair or assembly of vehicles or equipment with internal combustion engines or large appliances, headquarters or dispatch centers, *Funeral and Interment Services*, *Animal Services*, Restaurants, and others. Other subsections of Section 20-537 pertain to: Site-Related Standards, Impact-Related Standards, and Additional Type B Home Occupation Regulations.

Parking Impact – Per Section 20-537(6)(iii): “The dwelling and site shall remain residential in appearance and characteristics. Internal or external changes that will make the dwelling appear less residential in character or function are prohibited. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or the addition of commercial-like exterior lighting.”

Work/Live Unit:

Definition – Per Section 20-1734(8): “A space within a building that consists of a dwelling unit which is accessory to a nonresidential use and has direct internal access to the nonresidential use.”

Use Regulations – There are no standards for *Work/Live Units* within the RM32 zoning district. *Work/Live Units* are not typically permitted in RM32 zoning districts, but may be permitted with an *Adaptive Reuse*. Most regulations for *Work/Live Units* pertain to the ratio of residential to nonresidential uses or to the location of the residential use within the structure. Staff recommends that if a *Work/Live Unit* use is adopted for the site that the ground floor of the building be used exclusively for nonresidential use while the residential component may be in any of the other floors.

Parking Impact – Per Section 20-902: 1 parking space per dwelling unit. The applicant has indicated that the maximum project parking requirement for the application is 1 parking space per address, for a total of 2 parking spaces for the entire property.

Congregate Living:

Definition – Per Section 20-1701: “A dwelling unit that contains sleeping units where 5 or more unrelated residents share a kitchen and communal living areas and/or bathing rooms and where lodging is provided for compensation for persons who are not transient guests. Congregate Living is commonly referred to as a lodging house, boarding house, rooming house, or cooperative but is not considered a dormitory, fraternity or sorority house, Assisted Living, Extended Care Facility, Group Home or similar group living use.”

Use Regulations – Per Section 20-546: “A *Congregate Living* use shall be permitted only with site plan approval.” Section 20-1306(f) states: “An application for a Special Use shall include the submittal of a site plan that meets the requirements of Section 20-1305(f).” Section 20-1305(f) is the subsection that pertains the application requirements for site plan applications. Meeting this standard has been determined to meet the standard for a site plan application. The special use permit application process can serve in place of the site plan application process for this use.

Other provisions of Section 20-546 pertain to the restriction of the expansion of the building footprint after a *Congregate Living* use has been approved and to the provisions of a trash receptacle area that meets all applicable city codes and policies. These restrictions have been met by this application.

Parking Impact – Per Section 20-902: 1 parking space per bedroom. The applicant has indicated that the maximum projected usage of this property for this use in terms of bedrooms is 6 for 1307 Massachusetts Street (including accessory structure) and 3 for 1313 Massachusetts Street. The total parking impact for both addresses combined would be 9 spaces, which is less than the amount of spaces provided.

Cultural Center/Library:

Definition – Per Section 20-1719: "Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art, live performances, art centers, or library collection of books, manuscripts, etc., for reading, studying and research."

Use Regulations – The Residential District Use Table in Section 20-402 indicates that *Cultural Center/Library* uses are permitted via a special use permit in RM32 zoning districts.

Parking Impact – Per Section 20-902: 1 parking space per 500 square feet. Bike parking required is 5 or 1 per 4 auto spaces, whichever is greater. The applicant has indicated that the floor area of 1307 Massachusetts Street, 9,855 square feet, would result in a parking impact of 20 spaces. The applicant has indicated that the practical occupancy of the site for this use is far lower than the maximum possible based on building code calculations, and has indicated that there have not been issues in the past with excessive parking demands as an event venue.

Small Event Center:

Definition – Per Section 20-1772: "A structure and/or grounds that accommodates a variety of social events such as, but not limited to, banquets, weddings, receptions, parties, corporate events, community events, meetings, or any other gathering (formal or informal) that are intermittent and temporary in nature, that may or may not serve food, beverages, and alcoholic beverages for on-premises consumption. This definition does not include religious institutions and similar congregations where wedding or funeral is an ancillary use. Maximum occupancy less than or equal to 300, including staff."

Use Regulations – The Residential District Use Table in Section 20-402 indicates that *Small Event Center* uses are permitted via a special use permit in RM32 districts. There are no supplemental use regulations for *Small Event Centers*, however there were additional restrictions applied to the previously approved special use permit (SP-03-03-07), which have been carried over to this application. These restrictions are: outdoor activity shall conclude by 11:00 P.M. on weekdays and by 12:00 P.M. Friday and Saturday night; if night lighting is involved, it shall be shielded from adjacent properties and have cut-off's to restrict upward escape of the light; Outdoor tents shall not be allowed within 25 feet of the public right-of-way.

Parking Impact – Per Section 20-902: 1 per 3 occupants at maximum occupancy. Bike parking required is 6 spaces, or 1 per 10 maximum occupancy, whichever is greater. According to application materials, the maximum occupancy of the structure at 1307 Massachusetts Street is 165 occupants which would result in 55 required spaces. The applicant has indicated that the practical occupancy of the site for events is far lower than the maximum possible based on building code calculations, and has indicated that there have not been issues in the past with excessive parking demands as an event venue.

Private Dining Establishment:

Definition – Per Section 20-1724: “A dining establishment where the principal business is the dispensing and consumption of prepared food and/or beverage at tables, not including bars or lounges, brewpubs or nightclubs. A *Private Dining Establishment* is differentiated from other eating and drinking establishments on the basis that it is open to guests by invitation only and/or to the general public by reservation only and seats no more than 30 guests at once. Typically table service is provided by food and beverage servers.”

Use Regulations – There are no standards for *Private Dining Establishments* within the RM32 zoning district. *Private Dining Establishments* are not typically permitted in RM32 zoning districts, but may be in this case as an *Adaptive Reuse*. Section 20-539 contains several restrictions for *Private Dining Establishments*, all of which apply to this application. Section 20-539(3)(v) states: “The Planning Commission and City Commission shall have the discretion to determine if the serving and consumption of any food and/or beverage may occur outdoors.” The application does not request outdoor consumption of food or beverage. Staff recommends that the same outdoor usage restriction for *Small Event Center* be applied to this use, which is that no outdoor food or beverage consumption take place after 11:00 P.M. on weekdays and after 12:00 P.M. on Friday and Saturday night.

Parking Impact – Per Section 20-539(2) states that off street parking is subject to the standards of principal residential uses and that the Planning Commission and City Commission shall have the discretion to adjust the amount of parking required and/or permitted for the *Private Dining Establishment* use, with an additional standard stating that the parking should maintain the residential pattern and character of the neighborhood. This application meets these requirements as it does not permit any alteration to the current parking amount or configuration.

Administrative/Professional Offices:

Definition – “Per Section 20-1744: Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include government offices, administrative offices, legal offices and architectural, engineering or other professional consulting firms.”

Use Regulations – There are no standards for *Administrative/Professional Offices* within the RM32 zoning district. *Administrative/Professional Offices* are not typically permitted in RM32 zoning districts, but may be in this case as an *Adaptive Reuse*. Section 20-518 contains the use regulations for *Administrative/Professional Offices*. Staff recommends that the standard “No external automated teller machine, drive-through windows, or night drop window shall be permitted” be adapted from this section and applied to this application.

Parking Impact – Per Section 20-902: 1 parking space per 300 square feet. According to application materials there is 9,855 square feet available at 1307 Massachusetts Street and 2,044 square feet available at 1313 Massachusetts Street. This would result in a minimum parking requirement of 33 spaces and 7 spaces, respectively. The applicant has indicated that the practical occupancy of the site for this use is far lower than the maximum possible based on building code calculations. They have indicated that the maximum parking impact for this use is less than that of the *Small Event Center* use, which is the use that has been in place in the past and has not resulted in issues pertaining to excessive parking demands for the property.

Financial, Insurance and Real Estate Offices:

Definition – Per Section 20-1727: “Financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies and real estate firms.”

Use Regulations – There are no standards for *Financial, Insurance and Real Estate Services* within the RM32 zoning district. *Financial, Insurance and Real Estate Services* are not typically permitted in RM32 zoning districts, but may be in this case as an Adaptive Reuse. Section 20-510 contains the use regulations for *Financial, Insurance and Real Estate Services*. Staff recommends that the standard “No external automated teller machine, drive-through windows, or night drop window shall be permitted” be adapted from this section and applied to this application.

Parking Impact – Per Section 20-902: 1 parking space per 300 square feet. According to application materials there is 9,855 square feet available at 1307 Massachusetts Street and 2,044 square feet available at 1313 Massachusetts Street. This would result in a minimum parking requirement of 33 spaces and 7 spaces, respectively. The applicant has indicated that the practical occupancy of the site for this use is far lower than the maximum possible based on building code calculations. They have also indicated that the maximum parking impact for this use is less than that of the *Small Event Center* use, which is the use that has been in place in the past and has not resulted in issues pertaining to excessive parking demands for the property.

Office – Other:

Definition – Per Section 20-1744: “Office uses for business that primarily provide administrative, consulting or other professional services that do not include construction space or equipment/storage yards.”

Use Regulations – There are no standards for *Office –Other* uses within the RM32 zoning district. *Office – Other* uses are not typically permitted in RM32 zoning districts, but may be in this case as an Adaptive Reuse. Section 20-543 contains the use regulations for *Office – Other* uses. Staff recommends that the standard “No external automated teller machine, drive-through windows, or night drop window shall be permitted” be adapted from the related office use types use regulation sections and applied to this application.

Parking Impact – Per Section 20-902: 1 parking space per 300 square feet. According to application materials there is 9,855 square feet available at 1307 Massachusetts Street and 2,044 square feet available at 1313 Massachusetts Street. This would result in a minimum parking requirement of 33 spaces and 7 spaces, respectively. The applicant has indicated that the practical occupancy of the site for this use is far lower than the maximum possible based on building code calculations. They have also indicated that the maximum parking impact for this use is less than that of the *Small Event Center* use, which is the use that has been in place in the past and has not resulted in issues pertaining to excessive parking demands for the property.

Bed and Breakfast:

Definition – Per Section 20-1763(2): “An establishment located within a Detached Dwelling that is the principal residence of the operator, where short-term lodging is offered for compensation and that includes the service of one or more meals to guests.”

Use Regulations – Section 20-504(3) states: “*Bed and Breakfast* establishments operated as part of an adaptive reuse within a registered historic landmark or within a property located within a registered historic district shall not be restricted to a number of bedrooms.” The applicant has indicated that the maximum projected usage is 6 bedrooms for 1307 Massachusetts Street (including accessory structure) and 3 bedrooms for 1313 Massachusetts Street. The application materials also provide for the presence of one staff member, who would fulfill the role of resident manager for the property.

Parking Impact – Per Section 20-902: 1 parking space required per guest room and 1 parking space required per 1.5 employees. The applicant has indicated that the maximum projected usage of this property for this use in terms of bedrooms is 6 for 1307 Massachusetts Street (including accessory structure) and 3 for 1313 Massachusetts Street. The application materials also provide for the presence of one staff member. The total parking impact for both addresses combined would be 11 spaces, which is less than the amount of spaces provided.

Elderhostel:

Definition – Per Section 20-1701: "A building occupied as the more-or-less temporary abiding place of individuals who are either: 1) participating in a travel study program for senior citizens offered by a university or college; or 2) participating in a visiting faculty program at a university or college. These individuals are lodged with or without meals. These buildings typically contain more than eight (8) sleeping rooms or 16 sleeping accommodations. The rooms are let on a weekly or monthly basis or for greater period of time, but are not available to the general public on a nightly basis, as distinguished from a hotel. Ingress to and egress from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. General kitchen and eating facilities may be provided for the primary use of the occupants of the building, provided that the main entrance to these facilities is form within the building."

Use Regulations – There are no standards for *Elderhostel* uses within the RM32 zoning district. *Elderhostel* uses are not typically permitted in RM32 zoning districts, but may be in this case as an Adaptive Reuse. The only residential use category that permits an Elderhostel use is the RMG (Multi-Dwelling Residential) District – Greek Housing District, and that only by special use permit. The impact on the site would be similar to *Bed and Breakfast* or *Short-Term Rental*, two uses also in the Transient Accommodation use group within the Land Development Code.

Parking Impact – Per Section 20-902: 1 parking space required per guest room and 1 parking space required per 1.5 employees for associated uses. The applicant has indicated that the maximum projected usage of this property for this use in terms of bedrooms is 6 for 1307 Massachusetts Street (including accessory structure) and 3 for 1313 Massachusetts Street. The application materials also provide for the presence of one staff member. The total parking impact for both addresses combined would be 11 spaces, which is less than the amount of spaces provided.

Short Term Rental:

Definition – Per Section 20-1781: "A use where all or part of a Dwelling Unit may, in exchange for consideration, accommodate transient guests for a period of time less than thirty (30) consecutive days. The use may be considered an accessory use when the Dwelling Unit is concurrently owner-occupied. For the purposes of this definition, a Dwelling Unit shall include all legally established dwelling units, but shall exclude Dormitory, Fraternity or Sorority House, Group Home (General or Limited) Motel, hotel, Extended Stay, and Bed and Breakfast uses."

Use Regulations – Section 20-553(2)(iii) states that: "The *Short-Term Rental* use shall be considered a Special Use when the *Short-Term Rental* is not located in the same dwelling unit in which the owner resides." This section also states that in order to establish a *Short-Term Rental* use, the principal use must be established first which the *Short-Term Rental* will be accessory to. This also means that occupancy limits and the establishment of the structure as a dwelling unit (or units) will need to occur prior to approval of a *Short-Term Rental* use on this property.

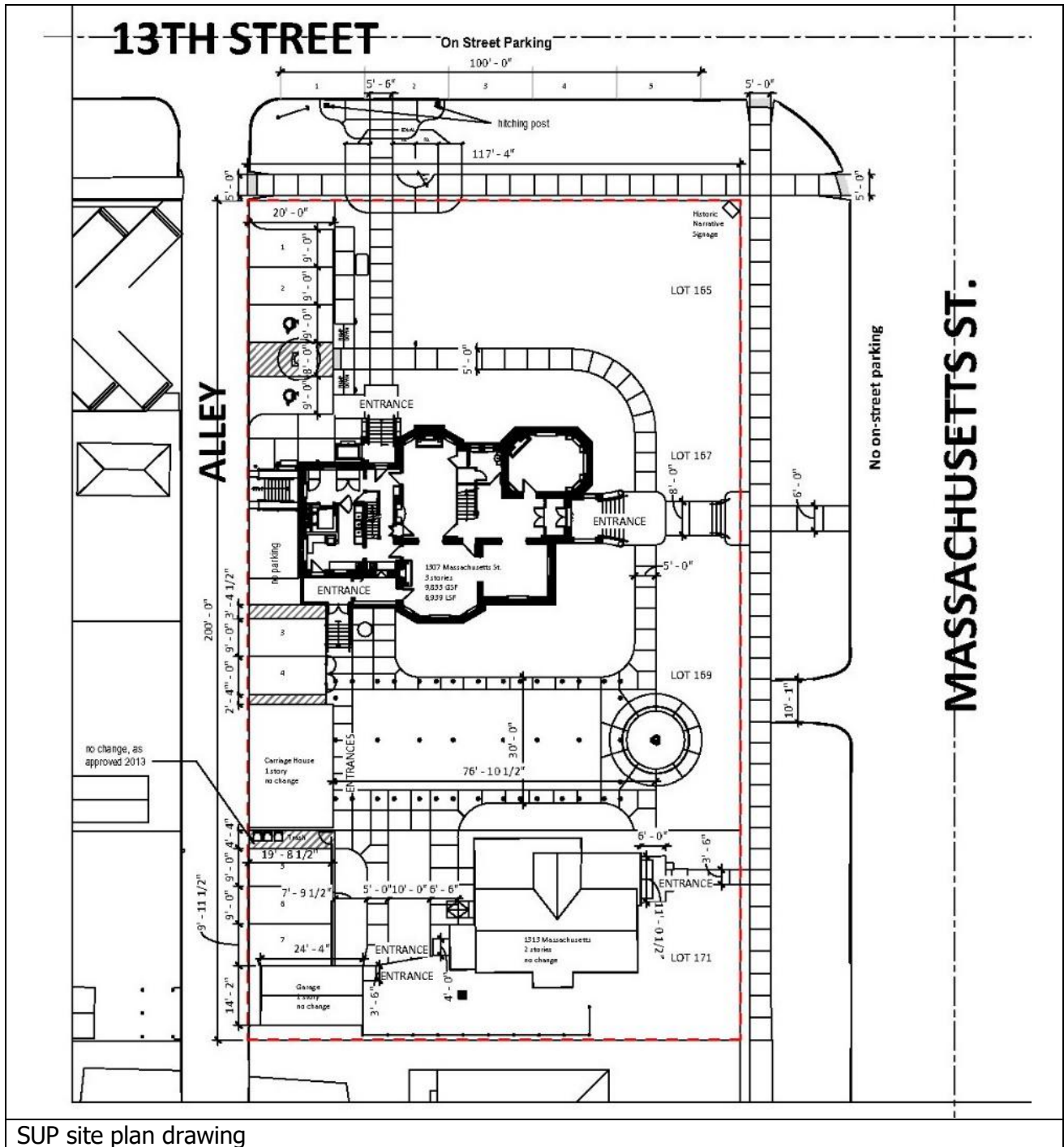
Parking Impact – Per Section 20-902: 1 parking space per guest room. The applicant has indicated that the maximum projected usage of this property for this use in terms of bedrooms is 6 for 1307

Massachusetts Street (including accessory structure) and 3 for 1313 Massachusetts Street. The total parking impact for both addresses combined would be 11 spaces, which is less than the amount of spaces provided.

A full review for compliance with any and all relevant codes, regulations, or standards will take place when a building permit application is submitted for review. Any change to occupancy, remodeling, or other changes to the property will require permitting as usual. Staff does not anticipate substantial changes to the property over time or impact to the neighboring area as a result of this special use permit. Because of the need to balance the preservation of the historic character of the building with building, fire, and zoning codes, there is an organic restriction to alterations that is not typical for most special use permits.



Surrounding land uses. Subject property outlined in blue.



SUP site plan drawing

PLANNING COMMISSION REVIEW

Review and Decision-Making Criteria (20-1306(i))

1. WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE

There are multiple proposed uses submitted with this application. Section 20-501 states that Special Use approval may be granted in any zoning district for an *Adaptive Reuse* provided the property is listed as a landmark or as part of an historic district. The subject property is individually listed on the National Register of Historic Places, Register of Historic Kansas Places, and the Lawrence Register of Historic Places. Goal 3 and Policy 3.1 of Chapter 11 – Historic Resources in *Horizon 2020* directly encourages and prioritize the facilitation of adaptive reuse of historic structures. The Residential District Use Table in Section 20-402 of the Land Development Code states that an *Adaptive Reuse* is permitted in the RM32 zoning district via a special use permit.

Staff Finding – The proposed use is consistent with applicable provisions of the Land Development Code.

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS

The subject property includes 1307 Massachusetts Street as well as 1313 Massachusetts Street to the south. No exterior site changes have occurred on the site or are proposed with this application from the previous special use permit (SUP-03-03-07). The stated previous use on the property “Private Dining/Small Event Space” will remain one of the listed uses with this proposal under the use type *Small Event Center* (the current Land Development Code term for this use). No changes to the RM32 base zoning district are proposed.

The surrounding area includes multi-dwelling residential uses to the west that back up to the subject property and non-residential uses to the north and northeast. The property fronts Massachusetts Street with residential uses on the east side of the street and to the south.

The most intense use in this proposal in terms of parking requirement is *Small Event Center* which is equitable to the use that was previously approved on the site. If the use were to change to any of the other proposed listed uses, the parking impact would be less than the use approved under the current special use permit (SUP-03-03-07). There are no parking requirements for an *Adaptive Reuse*. Parking is discussed later in this report.

There are no exterior modifications being proposed to the site. None of the uses listed are incompatible with the surroundings, provided they comply with indicated use restrictions, nor should they have a negative impact on the surrounding properties.

Staff Finding – The project does not include exterior modifications or changes to the site that would alter the residential nature of the property. The proposed uses are compatible with the adjacent uses in terms of size, massing, orientation, hours of operation (subject to indicated restrictions) and other external impacts.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROEPRTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

According to the applicant, this proposal has been made in an effort to provide for a more financially sustainable revenue stream for the ongoing maintenance of the property. The property is an important part of the history and built environment of Lawrence, as evidenced by its listing in the local, state and national registers for historic places. Maintaining structures like this is a stated goal for the Lawrence community, as identified in Chapter 11 of *Horizon 2020*.

Compatible use of the site will be important so as not to adversely impact the surrounding area. There have been no issues with the current operation of the site as a *Small Event Center*. That use type would likely pose the greatest potential impact on surrounding uses. The specifics of the proposed uses will be evaluated at the time a Change of Occupancy Permit is applied for with the Building Safety Division.

Staff Finding – The proposed uses will be evaluated at the time of permitting with the Building Safety Division to ensure the site is not being modified in a way that will adversely impact the surrounding area. Maintaining the structure in its current state would be an asset to the Lawrence community.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTLITY FACILITES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINNG SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

Staff Finding – Public safety, transportation, and public utilities are established to provide service to the area. The special use permit would limit the intrusion of activity into the abutting residential portions of the neighborhood.

5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

The applicant has communicated that the primary motivation for this application is to provide for a stable revenue stream to ensure proper maintenance of the property. Approval of this application for *Adaptive Reuse* can help provide opportunities to generate income facilitating proper maintenance of the property. It is in the applicant's best interest to maintain the site in its current condition, as the value of the property stems in large part from its historic designation.

The proposed request provides an enforceable tool to address the use and continued maintenance of the property with regard to landscaping, exterior activity, and off-street parking.

Staff Finding – Approval of the special use permit for *Adaptive Reuse* allows for the property to generate income to allow for continued maintenance and preservation of the property while accommodating a type of public access to the property.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

Staff Finding – The subject property is located within a developed urban neighborhood and abuts a major arterial street. There are no natural elements that would be affected by the proposed use. Open areas of the site include the side and front yard areas which are to remain in place per the *Adaptive*

Reuse regulations listed in Section 20-501. There are no changes proposed to the site as a part of this special use permit.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO WHAT THAT TIME PERIOD SHOULD BE.

Staff Finding –Because of the unique combination of uses and the location, as well as the listed historic status of this property, staff does not feel it is necessary to place a time limit on the validity of this special use permit. Additionally, if/when uses were to change on the site, staff will be able to review such proposals for building, fire, and historic preservation code purposes. Adequate future overview of the site is in place. If additional uses are requested a revision to this special use permit would be required.

SITE PLAN/STAFF REVIEW

The subject property fronts to Massachusetts Street. The subject property is built with two residential structures as well as accessory structures. The site plan does not propose any exterior change to the site, aside from noting that some rose bushes have been removed due to disease. Neither property is used as a primary residence at this time, though *Detached Dwelling* is a proposed use. Approval of the *Adaptive Reuse* of the property would allow for a greater degree of flexibility of uses without requiring changes to the site. If alcoholic beverages are to be served as a part of a given use (such as if it were to remain as a *Small Event Center*) then appropriate licenses will be required. 1313 Massachusetts Street is included in this application as part of the property and has its own set of uses listed on the plan document. These uses may be accessory to the uses of 1307 Massachusetts Street but they could potentially be separate.

Off-Street parking:

Specific off-street parking is not required for an *Adaptive Reuse* as noted in off-street parking Schedule A in Section 20-902. The site plan shows a total of 9 spaces off of the alley, 2 of which are ADA accessible. There are an additional 5 spaces noted for on-street parking on 13th Street, just north of the 1307 Massachusetts Street structure.

Currently, there are no shared parking agreements on file with the Register of Deeds, and at this time there are no proposed shared parking agreements. If in the future such agreements were completed, they would need to be filed with the Register of Deeds and the special use permit document should be updated to indicate the change to the parking for the property.

On-street parking is available and typical nearby. It is relevant to note that there is additional parking available in the form of on-street parking nearby. West 13th Street and Vermont Street both frequently contain parked vehicles. These parking spaces are not featured in the calculations for the site. The highest demand parking use is the existing one, all other uses would require less parking demand and would likely not result in a burden to the neighboring properties in terms of on-street parking impacts.

The existing buildings are not proposed to be enlarged as part of this application and the footprint of the existing structures will not be altered. The plan notes that parking will not to be changed as a part of this special use permit. The parking in place at this time will remain regardless of the change in use to the site. This will eliminate the potential issue of removing parking for a use that requires less parking, only to have to add it back if the use changed to a more parking intensive use at some point after that. It will also eliminate the potential to have to make major alterations to the site to accommodate additional parking, though none of the uses proposed should generate enough parking

demand where they would need additional parking, regardless of the *Adaptive Reuse* provision stating that parking is not required to be calculated by those standards.

Conditions from previous special use permit

The conditions for events from the previous special use permit are still applicable to this request. These conditions pertained specifically to the use of the property for outdoor events, and since that is still a proposed use these conditions remain relevant and unchanged.

Outdoor event activity should conclude by 11:00 P.M. on weekdays and by 12:00 P.M. Friday and Saturday night. If night lighting is involved, it shall be shielded from adjacent properties and have cut-off's to restrict upward escape of the light. In no case shall any tent or structure be erected within 25 feet of the public right-of-way. If a special event permit is required for the site, the standards outlined in Chapter 6, Article 15 of the City Code pertaining to Temporary Special Events applies.

Conclusion:

Staff recommends approval subject to the following conditions of the special use permit.

1. Execution of a site plan performance agreement.
2. For Small Event Center uses:
 - a. Outdoor activity shall conclude by 11:00 P.M. on weekdays and by midnight Friday and Saturday night.
 - b. If night lighting is involved, it shall be shielded from adjacent properties and have cut-off's to restrict upward escape of the light.
 - c. Outdoor tents shall not be allowed within 25 feet of the public right-of-way.
3. For Work/Live Unit uses:
 - a. The ground floor of the building is used exclusively for nonresidential uses.
 - b. Residential uses may occupy any other floor of the structure.
4. For Private Dining Establishment uses:
 - a. Compliance with the restrictions within Section 20-539 of the Land Development Code.
 - b. Outdoor consumption of food or beverages shall conclude by 11:00 P.M. on weekdays and by midnight Friday and Saturday night.
5. For Administrative/Professional Office uses:
 - a. No external automated teller machine, drive-through windows, or night drop window shall be permitted.
6. For Financial, Insurance and Real Estate uses:
 - a. No external automated teller machine, drive-through windows, or night drop window shall be permitted.
7. For Office – Other uses:
 - a. No external automated teller machine, drive-through windows, or night drop window shall be permitted.

Changes to use or occupancy on the site, and any remodeling or renovation work will be reviewed through the standard review procedures for the work being proposed. The site is still subject to all relevant codes and standards, as appropriate for the use in place on the site at any given time.

HISTORIC RESOURCES REVIEW

<p>Applicant GouldEvans on behalf of Wint Winter with the Libuse Kriz-Fiorito Historic Foundation, property owners of record.</p> <p>Standards for Review</p> <p>Secretary of the Interior Standards</p> <ul style="list-style-type: none">• Standard 1• Standard 2 <p>Chapter 22</p> <ul style="list-style-type: none">• Standard 1• Standard 2 <p>Oread Neighborhood Design Guidelines</p> <p>Associated Cases - SUP-03-03-07</p>	<p>Request The applicant is requesting to update the current special use permit on file (SUP-03-03-07) to include additional uses not currently permitted on site. This application was filed as an <i>Adaptive Reuse</i>.</p> <p>Reason for Request The property addressed 1307 Massachusetts Street is listed as the John N. Roberts House in the National Register of Historic Places, the Register of Historic Kansas Places, and the Lawrence Register of Historic Places. The property is located within the Oread Neighborhood Design Overlay District, District 3 – Medium Density.</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 make 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).</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 damage or destroy the landmark or its environs and issue the Certificate of Appropriateness for the proposed project.</p> <p><u>Oread Design Guidelines</u> Staff recommends the Commission find that the project, as proposed, meets the development and design standards for the Oread Neighborhood Design Overlay District.</p>
--	---

Project Background

The Historic Resources Commission approved a special use permit for an *Adaptive Reuse* on this property in 2007 (SUP-03-03-07). That project, which this application proposes to modify, permitted the use of the property as an *Adaptive Reuse* to allow a *Small Event Center* in the 1307 Massachusetts Street structure, with the structure located at 1313 Massachusetts Street as accessory. The property is listed in the National Register of Historic Places, Register of Historic Kansas Places, and the Lawrence Register of Historic Places. The property is also located in the Oread Neighborhood Design Overlay District 3, Medium Density District, and is subject to the Oread Neighborhood Design Guidelines.

Project Description

The John N. Roberts House was constructed in 1894 and was added to the National Register of Historic Places in 1974. It was added to the Lawrence Register of Historic Places in 1990 under criteria 3, 5, and 6. It has operated as a *Small Event Center* for many years. The owners, the Libuse Kriz-Fiorito Historical Foundation, would like to expand the permitted uses on the property to allow for a greater degree of flexibility with the tenants to which they can lease the space. The applicants' objective is to make the property more financially sustainable as it will allow for the use of the space to transition over time as the market demands, while preserving the integrity of the structure.

The application is being proposed as an *Adaptive Reuse*, which requires review by the Historic Resources Commission prior to a hearing by the Planning Commission, with the City Commission as the approval authority. *Adaptive Reuse* projects allow for a greater degree of flexibility on site as it allows for the parking to be set during the special use permit process. Staff has advised setting the parking on site to remain in place as it is currently for all proposed uses.

Section 20-501 outlines the standards for review of an Adaptive Reuse of Designed Historic Property. The role of the Historic Resources Commission according to this section:

- a. Reviews application first and makes recommendation to the Planning Commission.
- b. Considers the application for conformance or compliance with all relevant regulations and standards found in:
 - iii. Chapter 22 of the City Code
 - iv. Secretary of Interior Standards for Rehabilitation
 - v. Other criteria established in the Land Development Code, such as the Oread Design Guidelines
- c. Section 20-501(4) states: "*Adaptive Reuse* of a residentially-designed structure shall maintain the residential quality and character of the property."
- d. Section 20-501(5) states: "*Adaptive Reuse* of a building shall maintain the architectural character of the historic property, as established by the Historic Resources Commission, and the historic context within the neighborhood environs."

The role of the Historic Resources Commission in reviewing an *Adaptive Reuse* application is to ensure that the structure is being preserved in a manner that does not alter the character of the structure or property. The purpose of the *Adaptive Reuse* designation is to allow for historically significant structures to be repurposed for uses that are compatible with the existing structure such that the changes to the use of the site do not damage or alter its existing character.

The proposed project does not indicate any changes to the exterior of the structure, with the exception of noting that some landscaping has been removed due to disease. The site will remain as it currently exists, only the uses permitted will change. The list of uses are:

1307 Massachusetts Street

- *Detached Dwelling*
- *Home Occupation Type A and B*
- *Work/Live Unit*
- *Congregate Living*
- *Cultural Center/Library*
- *Small Event Center*
- *Private Dining Establishment*
- *Administrative/Professional Offices*
- *Financial, Insurance and Real Estate*
- *Office – Other*
- *Bed and Breakfast*
- *Elderhostel*
- *Short Term Rental*

1313 Massachusetts Street

- *Detached Dwelling*
- *Home Occupation Type A and B*
- *Work/Live Unit*
- *Congregate Living*
- *Administrative/Professional Offices*
- *Financial, Insurance and Real Estate*
- *Office – Other*
- *Bed and Breakfast*
- *Elderhostel*
- *Short Term Rental*

Review for each specific use will occur at the time of building permit application (for change of occupancy, renovations, remodeling, etc.). During these review processes, staff would review the project for compliance with all applicable historic standards and guidelines. Approval of this application does not remove any permitting, compliance, or review standards.

Project Review

There are no changes to the structures or the site proposed with this application. The only change from the previous document is notation that some landscaping has been removed due to disease. For that reason, this review is primarily concerned with the stated uses the applicant has indicated. At this time, there are not indications that any change to the structure or grounds would take place as a direct or indirect result of this application. Given the wide array of possible uses and combinations thereof, staff has determined that the best way to evaluate any changes to the site is at the time they are proposed – if such a proposal were to occur at all. It is possible that there may be some modifications to the uses of rooms, and potentially some modifications to internal elements of the structure. If changes were proposed to the structure, the same review procedures would take place as they would for any listed structure and would be identified via the building permit review process.

It is staff's position that the proposed uses are compatible with the structure. The proposed uses will be evaluated at the time of a change of occupancy to ensure compliance and compatibility with all applicable codes and standards. Future site changes will be evaluated based on Standards 1, 9 and 10 of the Secretary of the Interior's Standards.

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 1 and 2.

Standard 1 focuses on the use of the site. The proposed uses are listed as modifiers to the Adaptive Reuse categorization. Each of the uses is compatible with the current site and structures and will not alter the character of the structure or site.

Standard 2 focuses on retaining the historic character of the property. The plans specifically state that there will be no exterior alterations to the site, and any potential work or changes of occupancy taking place on the site will be reviewed for compliance with all applicable codes and standards.

Certificate of Appropriateness

The property is listed in the Lawrence Register of Historic Places.

Certificates of Appropriateness are given the most careful scrutiny and consideration when concerning a designated landmark. The general standards most applicable to this project are standards one and two.

The project proposes a variety of potential uses on the site. Staff is of the opinion that these uses are compatible with the site and will require minimal, if any, alteration to the site or the exterior of the structures on the property.

There are no alterations proposed to the site at this time, besides landscaping alterations due to disease. Any changes to the use, renovations, or remodeling of the site will be reviewed at the time that they are proposed, and will be evaluated for full compliance with all applicable codes and standards.

Oread Neighborhood Design Guidelines

There are no changes proposed to the site at this time, but any future changes to the site will be subject to the relevant portions of the Oread Neighborhood Design Guidelines. This property is located within District 3: Medium Density.

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.

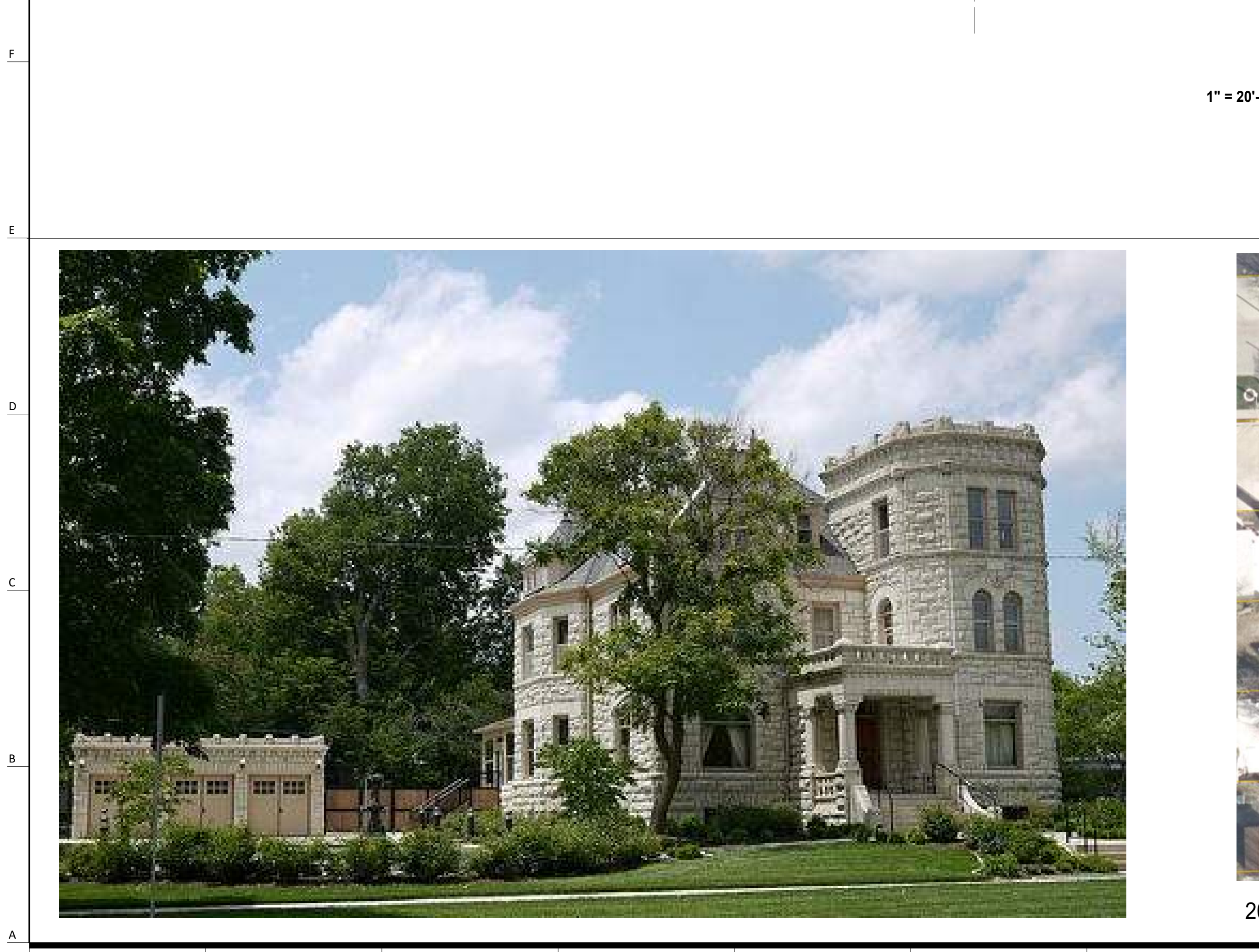
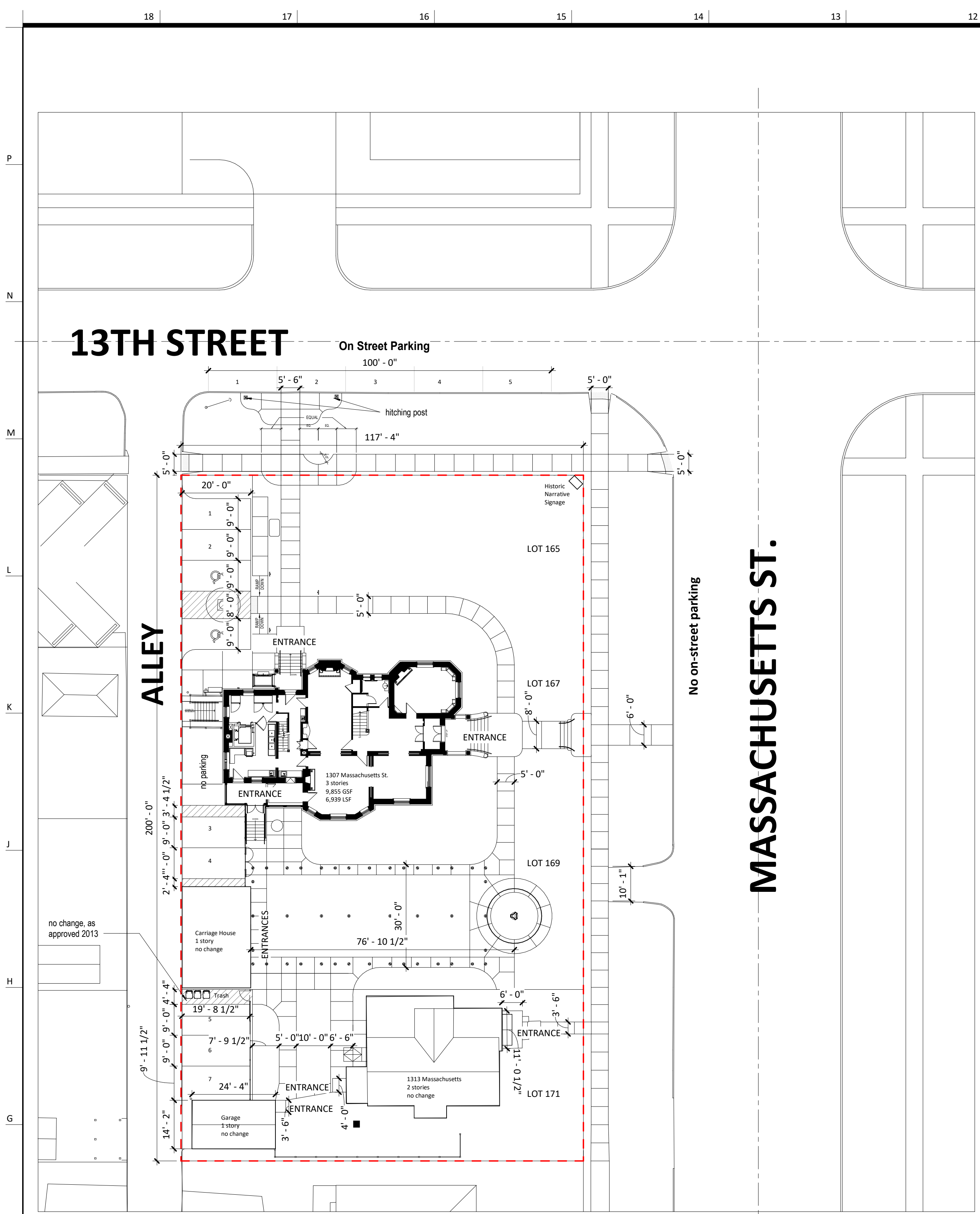
Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(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.*



PRINT DATE/TIME: 9/20/2019 5:17:27 PM

SITE SUMMARY: 1307 MASSACHUSETTS

	EXISTING	PROPOSED
Total Site Area	23,400 SF	No change
Area	17,550 SF	No change
Building Footprint	3,351 SF	No change
Building GSF	9,855 GSF	No change
Carriage House	600 SF	No change
Open Space (Pervious)	9,311 SF	No change
Impervious (Pavement Cover)	4,888 SF	No change

SITE SUMMARY: 1313 MASSACHUSETTS & ACCESSORY BUILDING (GARAGE)

	EXISTING	PROPOSED
Building Footprint	1,639 SF	No change
Building GSF	2,044 GSF	No change
Garage	345 SF	No change
Open Space (Pervious)	2,736 SF	No change
Impervious (Pavement Cover)	1,475 SF	No change

PARKING SUMMARY: 1307 MASSACHUSETTS & 1313 MASSACHUSETTS

	14 Spaces	No change
TOTAL PARKING		
Off-Street Parking - Along Alley	9 spaces including 2 accessible spaces	No change
On Street	5 spaces along south side of W. 13th Street	No change
Bike Parking	0 spaces	No change

Spaces are available to entire property and not designated per structure, all parking is accounted below

ADAPTIVE REUSE: USES IMPACT - 1307 AND 1313 MASSACHUSETTS (PER ARTICLE 9 TABLE A, CITY OF LAWRENCE DEVELOPMENT CODE)

1307 Massachusetts Street currently has an adaptive reuse special use permit as Private Dining and Small Events Center which was approved with fewer parking spaces than the building would require based on its gross square feet of 9,855. The site has been able to handle the use of Small Events Center because the usable square footage of the building is only 1/3 of the gross square footage, a low ratio due to the stone construction of the building, and that the third floor can only be used as storage under the current use as it only has one exit. In addition, there are public parking spaces nearby the site to supplement the parking on site if there is a greater demand. The uses submitted in this special use permit have an equal or lesser demand for parking on the site.

USE	PARKING REQUIREMENT	1307 MASSACHUSETTS AND CARRIAGE HOUSE	1313 MASSACHUSETTS	PARKING PROVIDED	CODE SECTION
Detached Dwelling Unit	2 per Dwelling Unit	2 spaces	2 spaces	14 spaces	20-902
Home Occupation Type A and B	2 per Dwelling Unit	2 spaces	2 spaces	14 spaces	20-537
Work / Live Unit	1 per Dwelling Unit	1 space	1 space	14 spaces	20-902
Congregate Living	1 per bedroom	5 bedrooms + 1 carriage house bedroom = 6 spaces	3 bedrooms = 3 spaces	14 spaces	20-902
Cultural Center / Library	1 per 500 square feet	9,855 square feet = 20 spaces (Note 2)	-	14 spaces	20-902
Small Event Center	1 per 3 occupants at maximum occupancy	165 occupants based on 2007 construction set = 55 spaces	-	14 spaces	20-902
Private Dining Establishment	2 per Dwelling Unit	2 spaces	-	14 spaces	20-539
Administrative / Professional Offices	1 per 300 square feet	9,855 square feet = 33 spaces (Note 3)	2,044 square feet = 7 spaces	14 spaces	20-902
Office - Other	-	-	-	-	-
Bed and Breakfast	1 per guest room + 1 per 1.5 employees	5 bedrooms + 1 carriage house bedroom + 1 staff = 7 spaces	3 bedrooms + 1 staff = 4 spaces	14 spaces	20-902
Elderhostel	1 per guest room + 1 per 1.5 employees for associated uses	5 guest room + 1 carriage house room + 1 staff = 7 spaces	3 guest rooms + 1 staff = 4 spaces	14 spaces	20-902
Short Term Rental	1 per guest room	5 guest room + 1 carriage house room = 6 spaces	3 guest rooms = 3 spaces	14 spaces	20-902

Note 1: The existing parking layout and count shall remain the same under any of the proposed special uses of 1307 and 1313 Massachusetts
 Note 2: Due to the low ratio of usable square footage to gross square footage and the third floor of the structure only being used as storage, per 2018 IEBC section 1011.4.2, the demand for parking on the site will remain lower than the required number of spaces.
 Note 3: It is likely that the office uses of 1313 Massachusetts will only use a portion of the building, paired with the low ratio of usable square footage to gross square footage of the building the demand for parking will be lower than the required number of spaces.
 Note 4: Bike parking is not provided with this special use permit application. If in the future bike parking is added, the property owner will work with the City of Lawrence to ensure it is correctly sited, constructed, and noted. This may include or require a revision to this special use permit.

ZONING:
 RM32-UC (Multi-Dwelling Residential) District - Urban Conservation Overlay
 Oread Neighborhood Historic Overlay District

The property is eligible as an Adaptive Reuse of Historic Properties per 20-501(2) of the Land Development Code.

HISTORIC DESIGNATIONS:
 The John N. Roberts House aka. "The Castle"
 Lawrence Register of Historic Places
 National Register of Historic Places

LAND USE:
 Current Use: Adaptive Reuse for Private Dining/Small Event Space
 SUP-03-03-07, ORDINANCE 8144

Proposed Uses of 1307 Massachusetts:
 Adaptive Reuse for Detached Dwelling
 Adaptive Reuse for Home Occupation Type A or B
 Adaptive Reuse for Work / Live Unit
 Adaptive Reuse for Congregate Living
 Adaptive Reuse for Cultural Center / Library
 Adaptive Reuse for Small Event Center
 Adaptive Reuse for Private Dining Establishment
 Adaptive Reuse for Administrative/Professional Office
 Adaptive Reuse for Financial, Insurance and Real Estate
 Adaptive Reuse for Office - Other
 Adaptive Reuse for Bed and Breakfast
 Adaptive Reuse for Elderhostel
 Adaptive Reuse for Short Term Rental

Proposed Uses of 1313 Massachusetts:
 Adaptive Reuse for Detached Dwelling
 Adaptive Reuse for Home Occupation Type A or B
 Adaptive Reuse for Work / Live Unit
 Adaptive Reuse for Congregate Living
 Adaptive Reuse for Administrative/Professional Office
 Adaptive Reuse for Financial, Insurance and Real Estate
 Adaptive Reuse for Office - Other
 Adaptive Reuse for Bed and Breakfast
 Adaptive Reuse for Elderhostel
 Adaptive Reuse for Short Term Rental

*1313 Massachusetts Street may have a separate use at 1307 Massachusetts Street, or it may be the same or accessory to the use at 1307 Massachusetts Street.

Note: All proposed uses and their definitions are taken from the Land Development Code and are permitted as an adaptive reuse of this designated historic property via a special use permit, subject to the provisions of Section 20-501 and all other relevant sections of the Land Development Code.

Design Codes and Regulations: 2018 International Building Code
 2018 International Energy Conservation Code
 2018 Existing Building Code
 2018 International Fire Code
 2018 International Mechanical Code
 2018 International Plumbing Code
 2017 National Electrical Code
 State Preservation Law Review (Interior and Exterior)
 Certificate of Appropriateness: Chapter 22 City Code (Exterior)
 Oread Neighborhood Design Overlay District (Exterior)
 Complies with Comprehensive Plan

A full review for compliance with any and all relevant codes, regulations, or standards will take place when a building permit application is submitted. Any change of occupancy, remodeling, or other changes to the property will require permitting as usual.

All work completed at 1307 Massachusetts Street and its carriage building will be ADA compliant for any of the uses proposed in this permit.

ALLOWABLE OCCUPANCY OF THE THIRD FLOOR OF 1307 NEW HAMPSHIRE

1307 USE	OCCUPANCY	NOTES
Detached Dwelling Unit	Bedroom	
Home Occupation Type A and B		
Work / Live Unit	Occupancy is not permitted	
Congregate Living		
Cultural Center / Library	Storage	2018 IEBC section 1011.4.2
Small Event Center		
Private Dining Establishment		
Administrative / Professional Offices	Storage and Business	2018 IEBC section 1011.4.2
Financial, Insurance and Real Estate		
Office - Other		
Bed and Breakfast	Bedroom (limited to 10 occupants total for the structure)	
Elderhostel	Use as a bedroom may be permitted depending on conditions, length of stay and if the building is owner occupied.	
Short Term Rental	Bedroom	

General Notes (Site Plan):

LEGAL DESCRIPTION:
 Lots 165, 167, 169, and 171 on Massachusetts Street in the City of Lawrence, Douglas County, Kansas.

RECORD TITLE OWNER OF THE PROPERTY:
 LIBUSE KRIZ-FIORITO HISTORICAL FOUNDATION

FLOOD PLAIN DATA:
 The subject area is not in the 100 year flood hazard area (RE: Map Number 2004SC0178E, Effective Date: 2015)

BENCHMARK DATA:
 BM#1 - Set plus cut on the south side of top rim of a telephone pedestal located in the northwest quadrant of 13th and Massachusetts.
 ELEVATION = 867.94 MSL

EXISTING SPECIAL USE PERMIT NUMBER: SUP-3-3-07

LANDSCAPING:
 Refer to the 2007 landscaping plan for current landscaping (note: rose bushes have been removed). No changes are planned thru proposed changes in use.

Special Use Permit

1307 and 1313 Massachusetts Street

owner:
 Wm Water c/o WHP
 1307 Massachusetts Street
 Lawrence, KS 66044
 785-842-4044

architect:
 Gould Evans
 706 Massachusetts Street
 Lawrence, KS 66044
 785-330-7055 voice
 www.gouldevans.com

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



REVISIONS

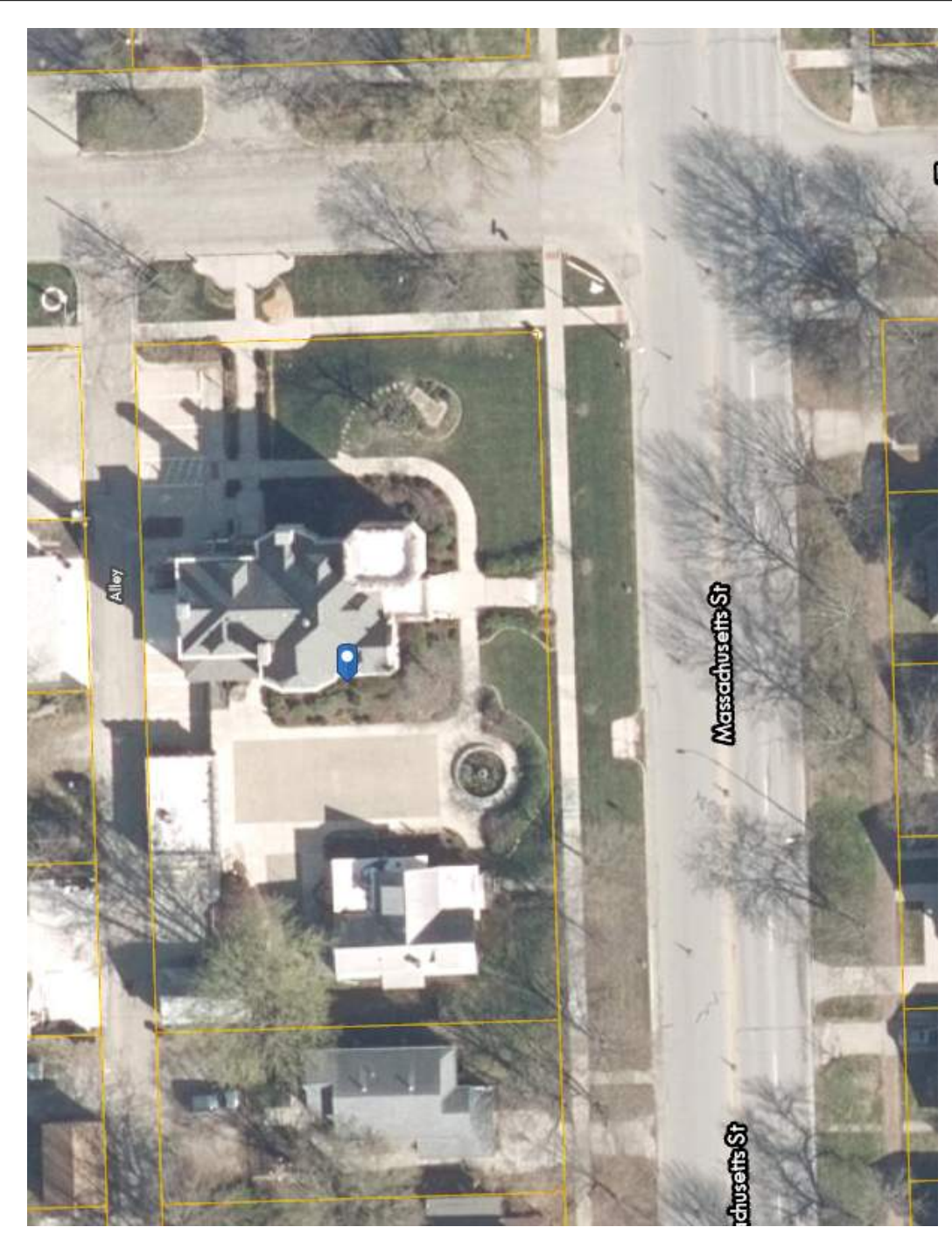
Number	DESCRIPTION	DATE

PROJECT NO: 0118-0300
 DATE: September 19, 2019

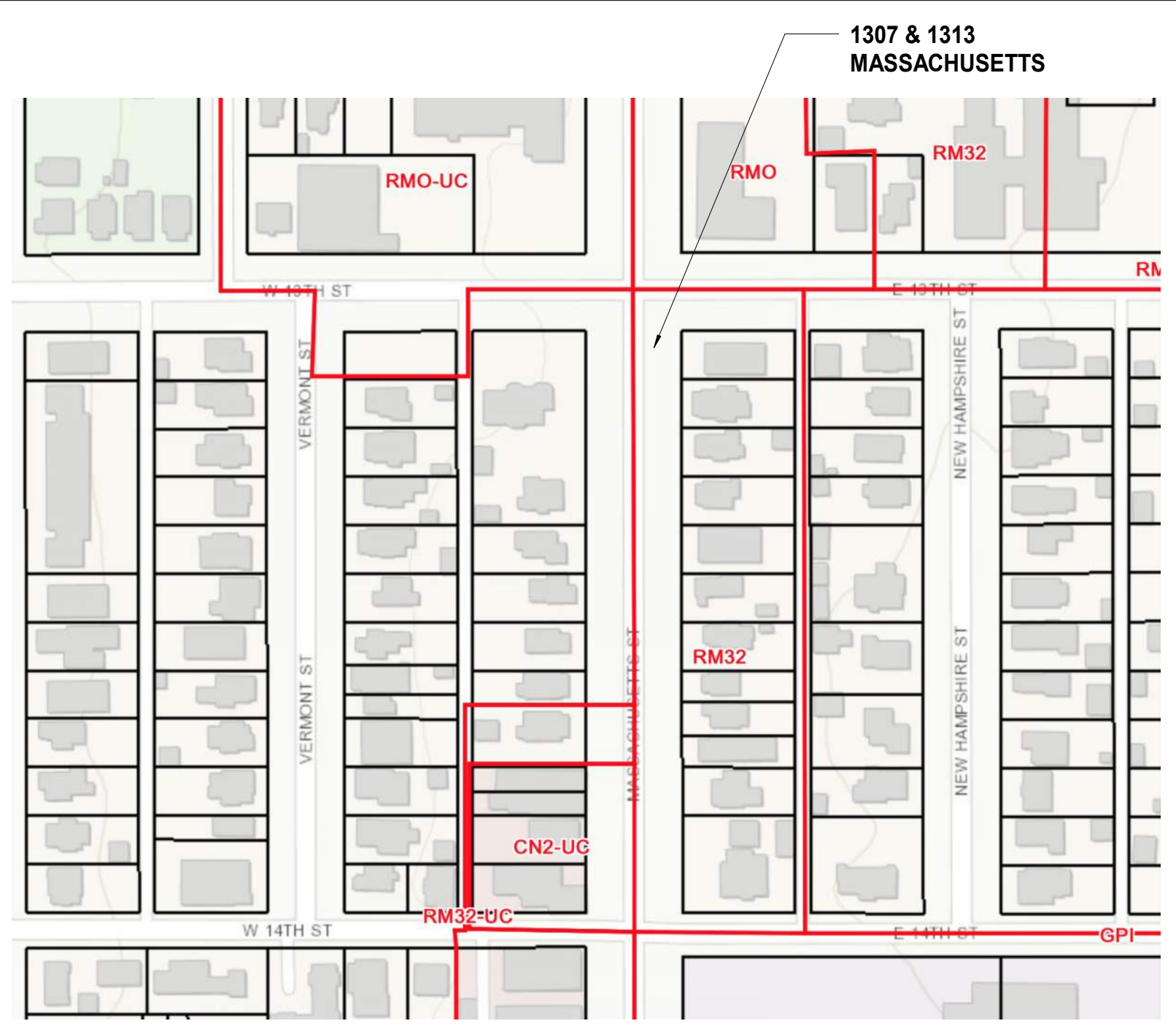
Architectural Site Plan

AS100

Special Use Permit



2018 Aerial



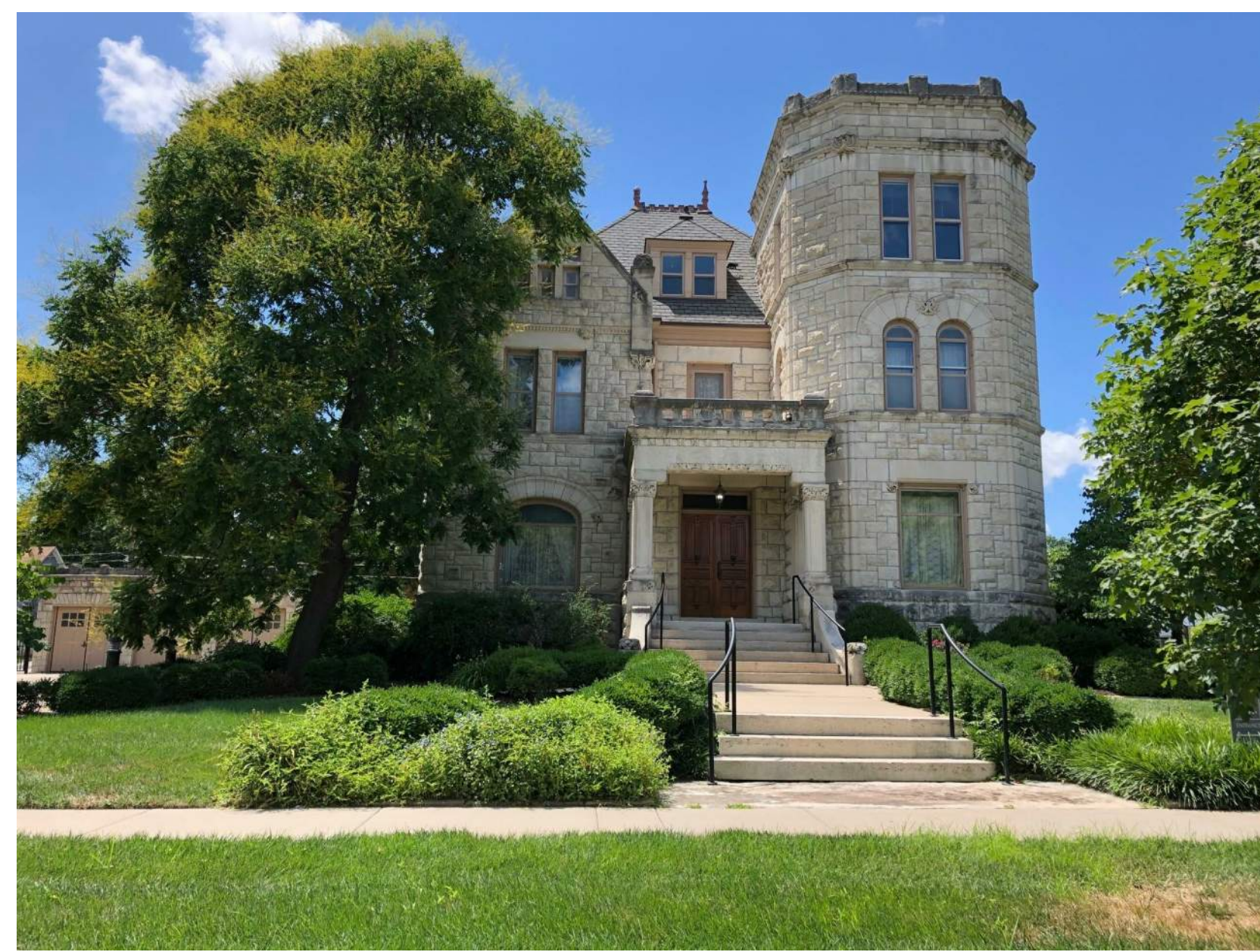
Existing zoning

Special Use
Permit

1307 and 1313
Massachusetts Street

owner:
Wint Water c/o LWPF
1307 Massachusetts Street
Lawrence, KS 66044
785-842-4044

architect:
Gould Evans
706 Massachusetts Street
Lawrence, KS 66044
785-330-7055 voice
www.gouldevans.com



1307 Massachusetts - East Elevation



1307 Massachusetts - South Elevation



Historic Narrative Sign



Removed Rose Shrubs at South Elevation, Typ.



1307 Massachusetts - West Elevation



Carriage House - East Elevation



Carriage House - North-west Elevation



Carriage House - South Elevation



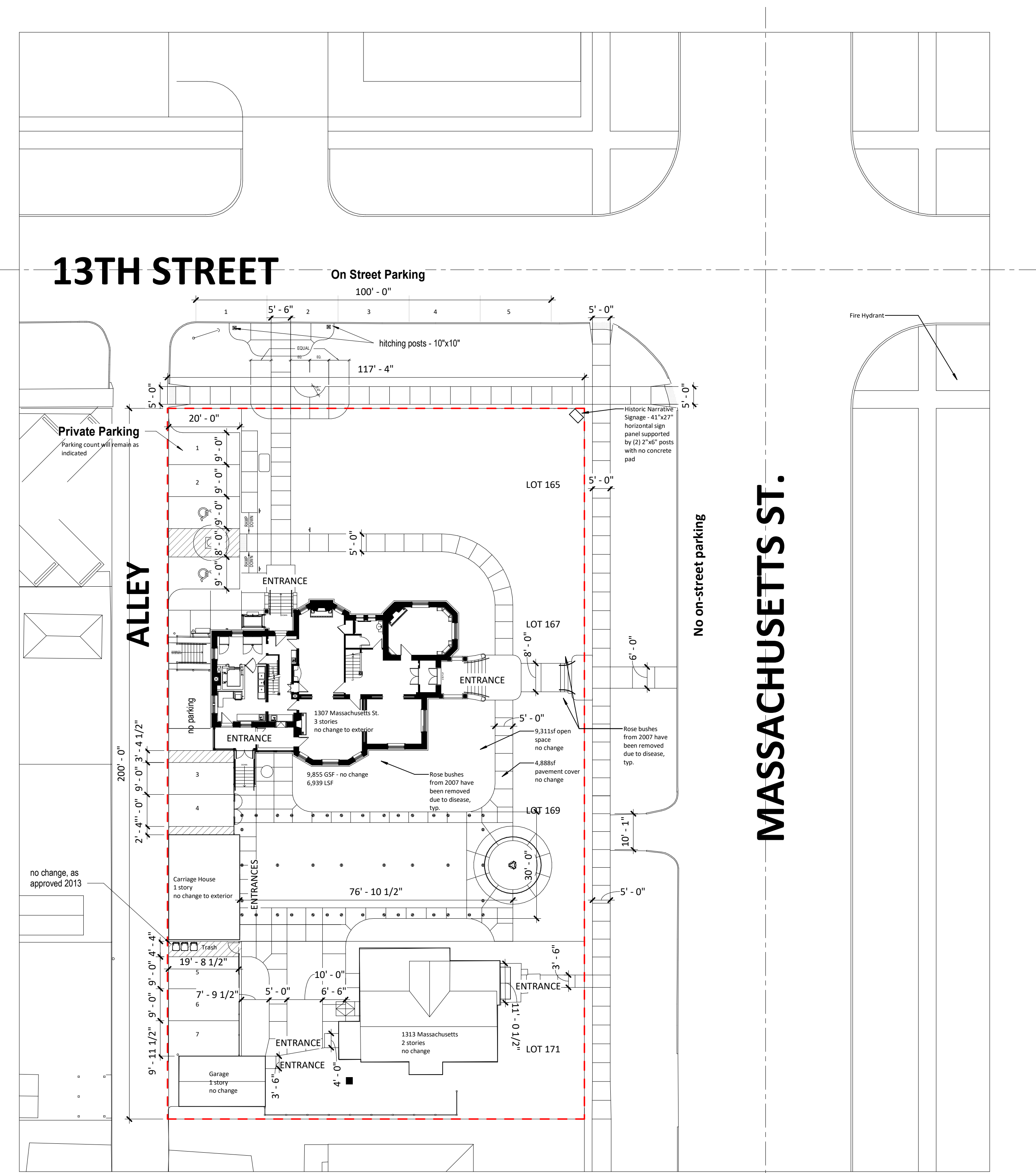
1307 Massachusetts - North Elevation



1313 Massachusetts - East Elevation



1313 Massachusetts - West Grounds



NOTE: No changes planned to site paving, landscaping, lighting, fences, curb cuts and site features

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



REVISIONS		
Number	DESCRIPTION	DATE

PROJECT NO: 0118-0300
DATE: September 19, 2019

Architectural Site Plan

AS101

Special Use Permit

Site Plan A1

1" = 20'-0"

The Historic Castle Tea Room Project

Site Improvements and Rehabilitation of the former J.N. Roberts Residence, a listed property on the City, State and National register of Historic Places and its environs

A Special Use Permit Request for:
The J.N. Roberts Residence
 1307 Massachusetts Street
 Lawrence, Kansas
And Adjacent Residence
 1313 Massachusetts Street
 Lawrence, Kansas

SHEET INFORMATION

Project No.:
 Scale: As shown
 Drawn By: KE
 Checked By:
 Approved By:
 Issued For:
 3.2.07 Special Use Permit
 3.7.07 Historic Resources Commission

REVISIONS

No.	Date	Description
△	5.30.07	City Commission Approval

REGISTRATION

New Landscape Plantings

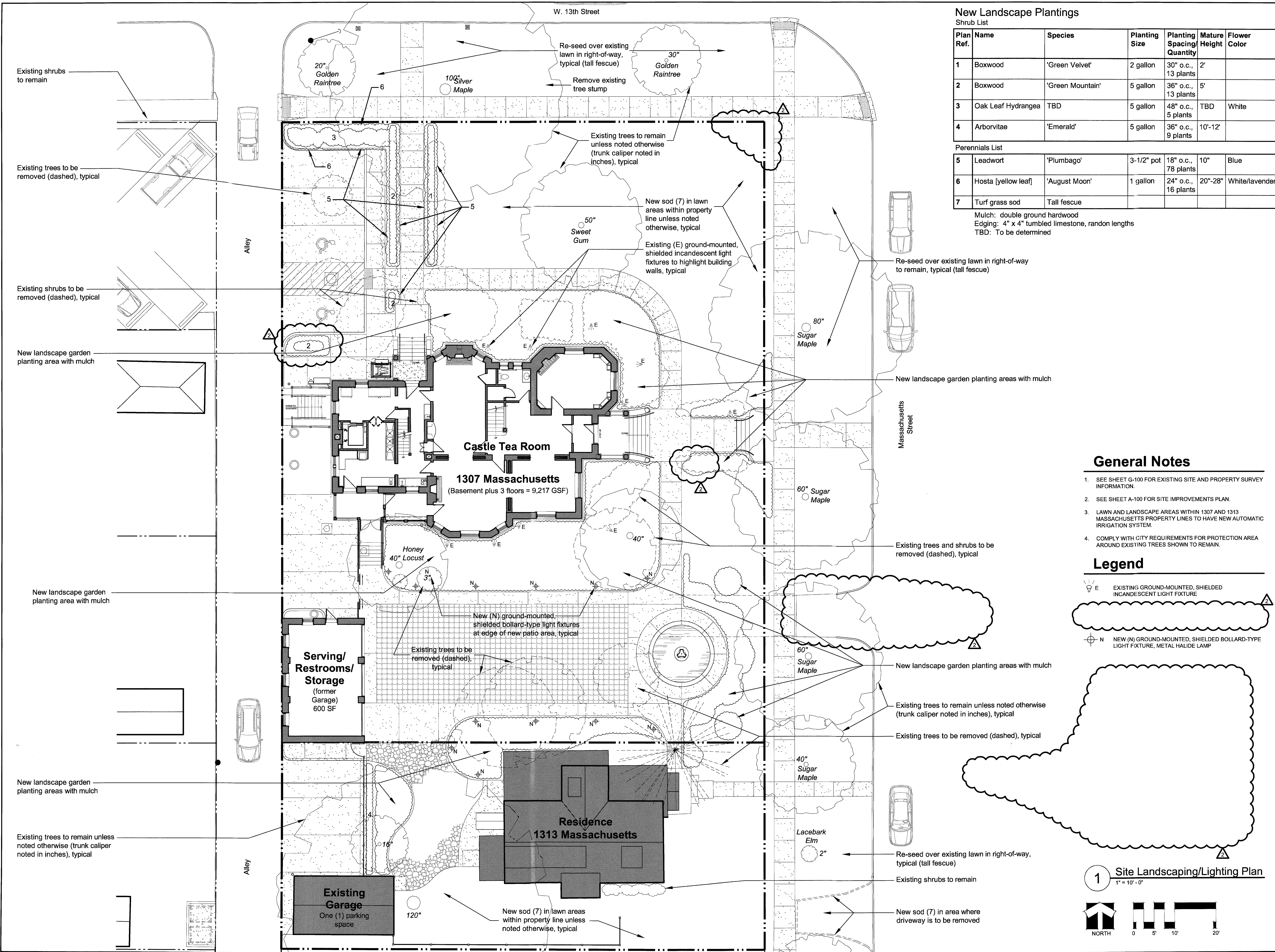
Shrub List

Plan Ref.	Name	Species	Planting Size	Planting Spacing/Quantity	Mature Height	Flower Color
1	Boxwood	'Green Velvet'	2 gallon	30" o.c., 13 plants	2'	
2	Boxwood	'Green Mountain'	5 gallon	36" o.c., 13 plants	5'	
3	Oak Leaf Hydrangea	TBD	5 gallon	48" o.c., 5 plants	TBD	White
4	Arborvitae	'Emerald'	5 gallon	36" o.c., 9 plants	10'-12'	

Perennials List

5	Leadwort	'Plumbago'	3-1/2" pot	18" o.c., 78 plants	10"	Blue
6	Hosta [yellow leaf]	'August Moon'	1 gallon	24" o.c., 16 plants	20"-28"	White/lavender
7	Turf grass sod	Tall fescue				

Mulch: double ground hardwood
 Edging: 4" x 4" tumbled limestone, random lengths
 TBD: To be determined

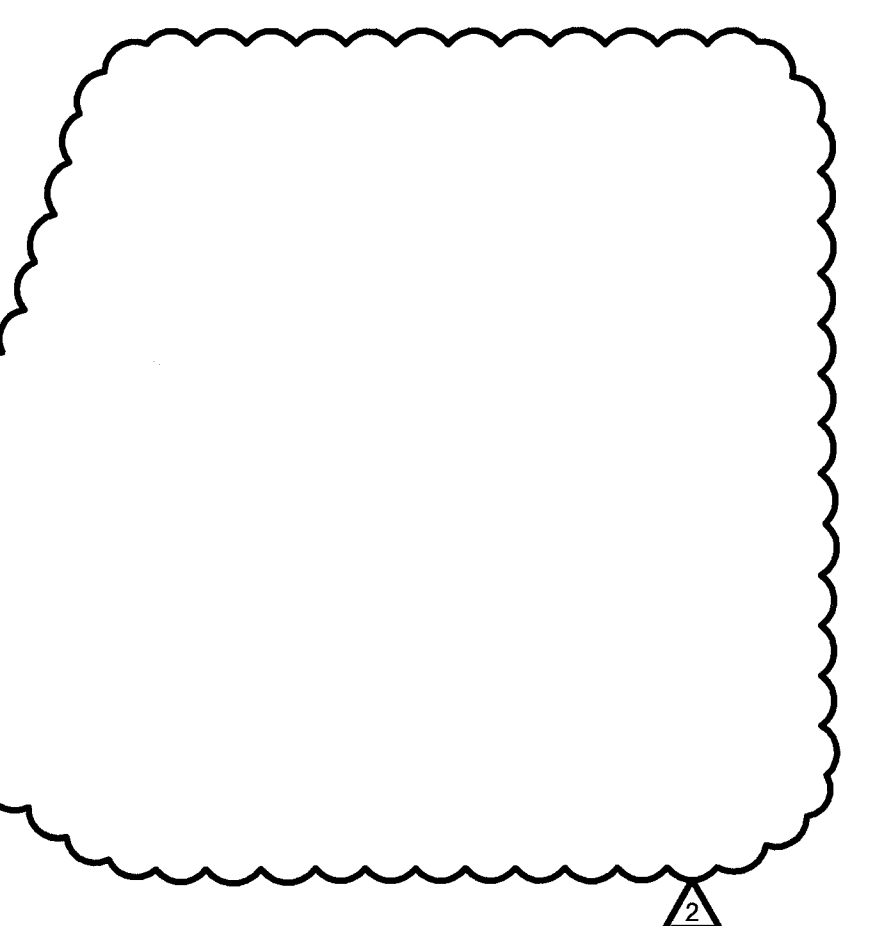


General Notes

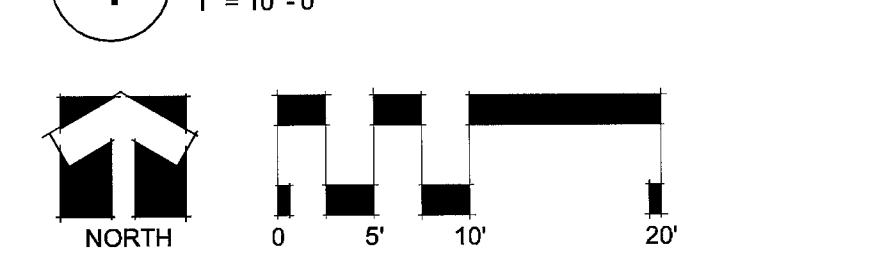
- SEE SHEET G-100 FOR EXISTING SITE AND PROPERTY SURVEY INFORMATION.
- SEE SHEET A-100 FOR SITE IMPROVEMENTS PLAN.
- LAWN AND LANDSCAPE AREAS WITHIN 1307 AND 1313 MASSACHUSETTS PROPERTY LINES TO HAVE NEW AUTOMATIC IRRIGATION SYSTEM.
- COMPLY WITH CITY REQUIREMENTS FOR PROTECTION AREA AROUND EXISTING TREES SHOWN TO REMAIN.

Legend

- EXISTING GROUND-MOUNTED, SHIELDED INCANDESCENT LIGHT FIXTURE
- NEW (N) GROUND-MOUNTED, SHIELDED BOLLARD-TYPE LIGHT FIXTURE, METAL HALIDE LAMP



1 Site Landscaping/Lighting Plan



Approved & Released
 Case No. SUP 93-07 Date: _____
 Planner Initials: SJD of Sheets 5
 Director: [Signature]
CC on 5-15-07

CP&Associates Architects & Planners

Architecture
 Planning
 Urban Design
 Interior Design
 Historic Preservation
 Cultural Resource Planning
 Facilities Planning & Design

2945 Grand Boulevard, Suite 200
 Kansas City, MO 64108
 25130 Chisholm Road
 Lawrence, KS 66044

Voice: 816/671/1360
 780/441/0225 (Lawrence)
 816/671/0316 (Fax/Free)
 Fax: 816/671/1605
 E-Mail: cp@cpa-associates.com

SHEET TITLE

Site Landscaping and Lighting Plan

SHEET NUMBER

A-101

May 30, 2007 - 3:15pm - USER: kevin eros
 MicroPlot: 0300.000 L: RHP Castle Tea Room PCADrawings\SHEETS\A-101_SLP_Plan.dwg



**APPLICATION
FOR
VARIANCE FROM FLOOD PROTECTION REGULATIONS**

OWNER INFORMATION

Name(s) City of Lawrence
 Contact Darin Pearson
 Address PO Box 708
 City Lawrence State KS ZIP 66044
 Phone (785) 748-0511 Fax (____) _____
 E-mail joyrhea1918@att.net Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact Joy Rhea
 Company Paul Werner Architects
 Address 123 W. 8th Street
 City Lawrence State KS ZIP 66044
 Phone (785) 832-0804 Fax (____) _____
 E-mail joyr@paulwernerarchitects.com Mobile/Pager (____) _____
 Pre-Application Meeting Date 9/23/19 Planner LM

PROPERTY INFORMATION

Present Zoning District OS - Open Space Present Land Use Active and Passive Recreation
 Proposed Land Use Active and Passive Recreation
 Legal Description (*may be attached*) _____
 Address of Property 200 Indiana - Shelter at Burcham Park South of KU Boathouse
 Total Site Area _____
 Number and Description of Existing Improvements or Structures Burcham park houses the
KU Boathouse, several utility structures a shelter house, trails and parking lots.



FLOOD PROTECTION REGULATIONS VARIANCE CRITERIA

The Board of Zoning Appeals is required consider the following criteria in reviewing and making decisions on proposed variances. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please submit responses as an attachment to this application. (If possible, this section should be completed with the assistance of an engineer.)

Criteria Applying to Variances from the Flood Protection Regulations of Article 12, Floodplain Management Regulations

1. The Board of Zoning Appeals may approve a variance from the flood protection regulations of Article 12 only after finding that the requested variance meets all of the following criteria:
 - (a) a determination by the Board of Zoning Appeals that the variance is the minimum necessary, considering the flood hazard to afford relief;
 - (b) a showing of good and sufficient cause;
 - (c) a determination by the Board of Zoning Appeals that failure to grant the variance would result in an unnecessary hardship to the applicant; and
 - (d) a determination by the Board of Zoning Appeals that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or in victimization of the public, or conflict with existing local laws or ordinances.
2. The Board of Zoning Appeals may approve a zoning variance from the flood protection regulations of Article 12 only after considering all technical evaluations, relevant factors, and standards specified in Article 12 and meeting the terms of K.S.A. 12-734. In addition, the following factors shall be considered:
 - (a) the danger of injury from materials swept onto other lands;
 - (b) the danger of life and property due to flooding or erosion damage;
 - (c) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner or occupant;
 - (d) the importance of the services provided by the proposed facility to the community;
 - (e) the necessity to the facility of a waterfront location, where applicable;
 - (f) the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (g) the compatibility of the proposed use with existing and anticipated development;
 - (h) the relationship of the proposed use to the Comprehensive Plan and Floodplain Management program for that area;
 - (i) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - (k) the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.



PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

Ownership Information

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

Radius of Notification

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained **at the Applicant's request** at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied **at the Applicant's expense. Allow 10 business days** to receive the map.

THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

1. was a) obtained from and b) certified by the Douglas County Clerk,
2. is current (**no more than 30 days old**), and
3. includes all property owners within the required notification radius of the subject property.

Signature *Joy Thea*

10-4-19
Date

Printed Name Joy Thea



USA SHADE
& Fabric Structures, Inc.

Installation Manual for Super Span Multi-Level Structures



NOTE:

Typical installation manual
for a standard size structure.

Column placement will change
according to the size of each
structure.

For questions, please contact
us at 1-800-966-5005.

Super Span Multi-Level Model #405 Version #405.3

No part of this Installation Manual, or any other USA SHADE & Fabric Structures, Inc. produced materials, may be reproduced, transmitted, transcribed, stored in a retrieval system, or translated into any language (natural or binary), in any form or by any means, without the expressed written consent of USA SHADE & Fabric Structures, Inc. Information contained within this document is subject to change without notice, and does not represent any commitment on the part of USA SHADE & Fabric Structures, Inc.

Corporate Headquarters 8505 Chancellor Row Dallas, TX 75247

Phone: 214.905.9500 Fax: 214.905.9514 Toll-Free: 800.966.5005

West Coast Headquarters 350 Kalmus Drive Costa Mesa, CA 92626

Phone: 714.427.6981 Fax: 714.427.6982 Toll-Free: 800.507.4233

www.usa-shade.com



USA SHADE
& Fabric Structures, Inc.

UPDATED ON 7/21/08



PERMANENT SIGN PERMIT APPLICATION*

Note: An application must be completed for each proposed sign.

Date: 10/03/2019

Project Name: Ta Co

Project Address: 801 Massachusetts St, Lawrence, KS 66044

Type of work: New Sign, OR Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape), OR
 Replacement of Existing Sign Faces or Panels Only

Type of Sign Freestanding Monument Sign Freestanding Pole Sign Wall Sign Awning/Canopy
 Other: _____
 Non-Illuminated Illuminated (method) Internal and Halo LED Lighting

Sign to be constructed of: Aluminum Back Panel with Channel Front & Halo Illuminated Letters Aluminum/Acrylic

Sign Size: Width: 93" Height: 38.5" Total Sq Ft: 24.86

Freestanding Signs: Height from grade to top of sign: 14'

Distance from street right-of-way: 24'

Wall Signs: Business Facade Width (ft) 96 Height (ft) 21 Total Sq Ft: 2016

Will the sign include a changeable Electronic Message Center (EMC)? YES NO

Electronic Message Center: Sign Width: _____ Sign Height: _____ Total Sq Ft: _____

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$8,397.96

- * **Required Attachments:**
 - * **A site plan showing sign placement on the property**
 - * **A drawing or photograph detail showing sign graphics and dimensions**
 - * **An elevation drawing or photograph showing sign placement on walls**

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation to the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org.

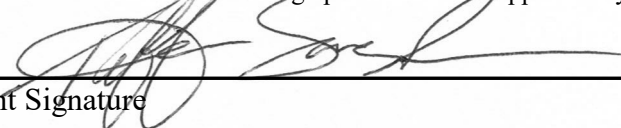
Sign Contractor: Midtown Signs, LLC

Applicant Name (please print): Tiffanni Sanstra

Phone Number: 913-766-7479 Email: tiffanni@midtownsigns.com

Electrical Contractor (if required): _____

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

 10/03/2019
Applicant Signature Date

DO NOT USE!
FOR PRODUCTION!
 FOR PLANNING ONLY

Elevation(s) Sq. Ft: 2,016.00
 (combined)
 Sq. Ft. Allowed: 202.00 (10%)
 Sign Sq. Ft: 24.86 (1.23%)

EAST ELEV.

NORTH ELEV.



Physical Location of Proposed Sign:
 801 Massachusetts St., Lawrence, KS 66044



801 Massachusetts St., Lawrence, KS 66044
 (Yellow Line indicates location of proposed Sign)

Channel Letters: .177" (3/16") thick WHITE acrylic Face(s),
 .177" (3/16") Thick CLEAR Polycarbonate Backer(s),
 w, Nutserts, Threaded Studs and Standoffs for mounting to Perf. Backer.

Sign occupies 24.86 Square Ft.



.080" Thick Custom-Perforated\ Aluminum Backer,
 Painted BLACK, except directly behind Ch. Ltrs, where the Backer will be painted WHITE to maximize LED Glow effect. Backer will be mechanically-rolled to approx. radius to assist with install.

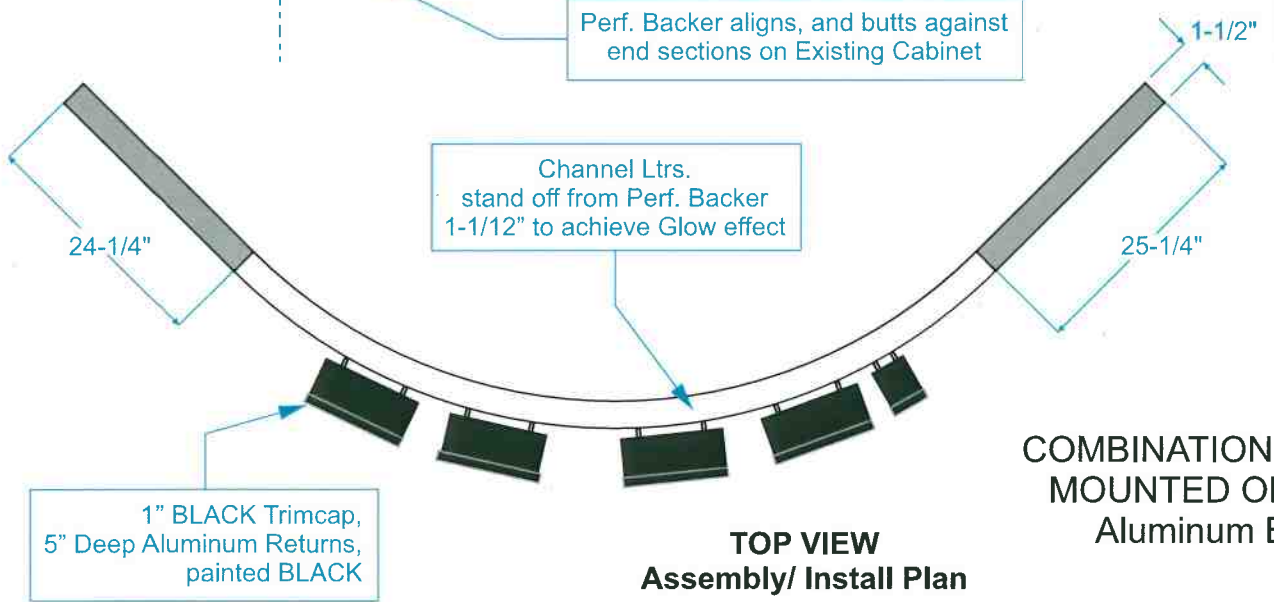
Perf. Backer aligns, and butts against end sections on Existing Cabinet

Channel Ltrs. stand off from Perf. Backer 1-1/12" to achieve Glow effect

LED NOTES: Internally-Mounted LED's for Face and Halo illumination are Static Color LED's. They are on circuits independent from each other, so they can be (2) different colors at the same time. Lighting does NOT flash, scroll or change in a pattern. Colors are fixed and will be changed manually at opening or close of business.

Manufacture and Install:

Qty: (1) One Total
 COMBINATION FACE-LIT/ HALO-LIT CHANNEL LETTERS,
 MOUNTED ONTO A PERFORATED ALUMINUM BACKER
 Aluminum Backer flexed to slip into Existing Sign frame,
 secured with Curved Angle Retainers.



TOP VIEW
 Assembly/ Install Plan

REVISIONS			
Date	PATH	NO.	FILE TYPE
08-14-19	//Working Files/I3108	V1	.pdf
10-02-19	//Working Files/I3108	V2	.pdf
10-02-19	//Permitting Files/I3108	V2	.pdf

MIDTOWN SIGNS
 MIDTOWNSIGNS.COM

2416 South 8th Street
 Kansas City, KS 66103
 office 816.561.7446
 fax 913.766.1407

This drawing remains the exclusive property of Midtown Signs, LLC. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, reproduced, altered or exhibited in any manner without the expressed written permission of Midtown Signs, LLC. Exceptions are previously copyrighted artwork supplied by the client.

PERMITTING

AIM STRATEGIES LLC #13108 (Seth Wagoner)
 New Sign Face (Ch. Ltrs./ Perforated Backer) into Existing Curved Cabinet

DESIGNER **Mark**
 COORDINATOR **Dennis Baughman**

Location of Installed Sign: 801 Massachusetts St., Lawrence, KS 66044

Approved _____ Date _____
 Title _____

INSTALLED CLIENT INSTALLED TO BE PICKED UP

SIGN DRAWING
CHANNEL LTRS. CUSTOM BACKER
EXTERIOR

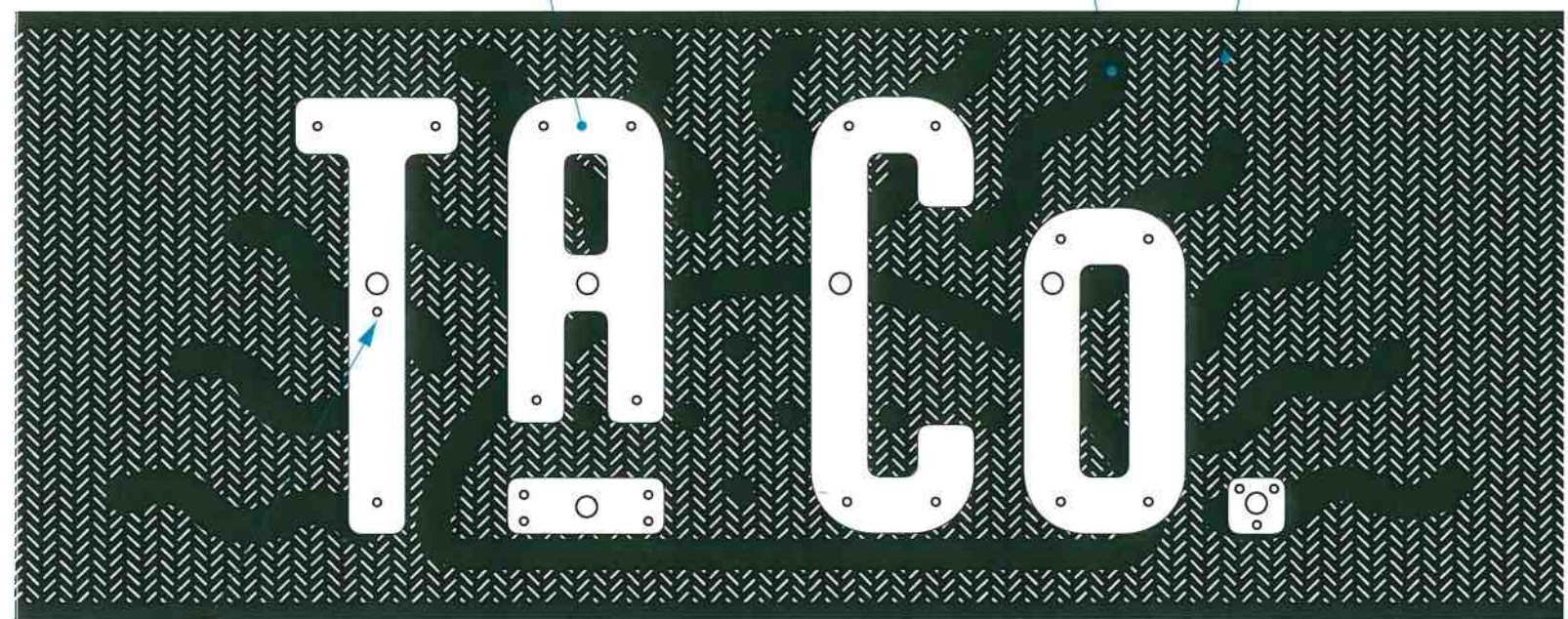
PG 01 OF 02

DO NOT USE!
FOR PRODUCTION!
FOR PLANNING ONLY!

Area directly behind Channel Letters: NON-Perforated/ painted WHITE

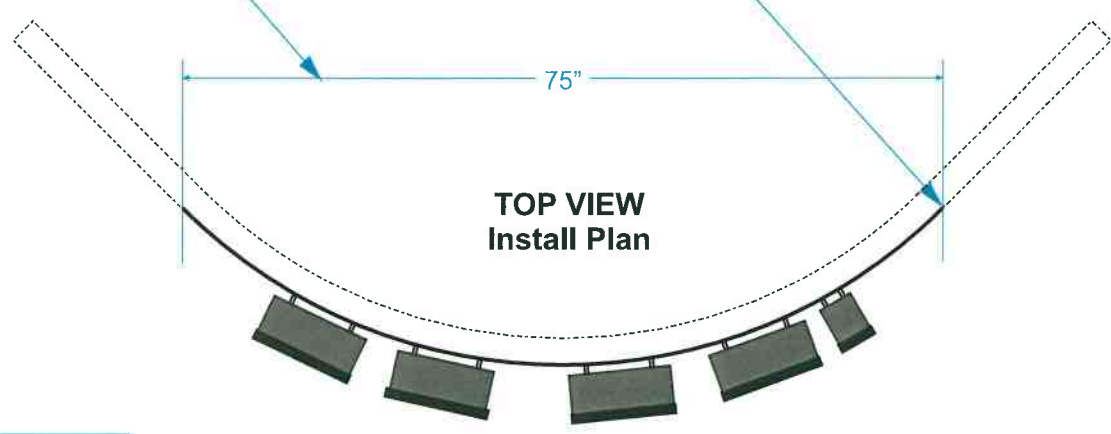
Taco Design: NON-Perforated/ painted BLACK

Background: Perforated Mesh pattern, Custom-Routed with perforated design)



Perforated Alum. backer to be Pre-rolled in the Shop to approximate radius required to fit easily into Existing Cabinet and Retainers. Rolled piece should have end to end spread of approx. 75"

Ends of Perforated Panel can be trimmed during install for precise fit against End Panels. Touch-Up with BLACK paint as needed.



Electrical Pass-Thrus, and Channel Letter Stud Mounting Holes



Access for Electrical Hook-up to be done from space above entryway door, and between brick walls. (NO access above Existing Sign.)

ELECTRICAL NOTES

Power **MUST** be provided by Customer unless otherwise specified in writing. Access to back side of fascia is required for Install. Each Sign location **MUST** have:

- 1. PRIMARY ELECTRICAL OF 120V.**
- 2. J-BOX INSTALLED WITHIN 6 FT. OF SIGN**

Otherwise, Customer is responsible for the Power Connection to the Sign.

BOTTOM VIEW OF ENTRYWAY UNDERNEATH EXISTING SIGN
Install/ Electrical Plan

REVISIONS				MIDTOWN SIGNS MIDTOWNSIGNS.COM	2416 South 8th Street Kansas City, KS 66103 office 816.561.7446 fax 913.766.1407	PERMITTING	AIM STRATEGIES LLC #13108 (Seth Wagoner) New Sign Face (Ch. Ltrs./ Perforated Backer) into Existing Curved Cabinet	DESIGNER	Mark	
Date	PATH	NO.	FILE TYPE					COORDINATOR	Dennis Baughman	
08-14-19	//Working Files/13108	V1	.pdf	<small>This drawing remains the exclusive property of Midtown Signs, LLC. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, reproduced, altered or exhibited in any manner without the expressed written permission of Midtown Signs, LLC. Exceptions are previously copyrighted artwork supplied by the client.</small>	<small>Your signature acknowledges full approval of design layout and content, releasing Midtown Signs from responsibility in regard to incorrect information and design. Any colors shown on this page are only representative of actual colors as noted. Final color will be matched as close as possible. Slight color variances are inevitable due to materials used.</small>	Approved _____ Date _____ Title _____	<input type="checkbox"/> APPROVED <input type="checkbox"/> DIGITALLY	<input checked="" type="checkbox"/> INSTALLED	<input type="checkbox"/> CLIENT INSTALLED	<input type="checkbox"/> TO BE PICKED UP
10-02-19	//Working Files/13108	V2	.pdf					Location of Installed Sign: 801 Massachusetts St., Lawrence, KS 66044	SIGN DRAWING CHANNEL LTRS. CUSTOM BACKER EXTERIOR	PG 02 OF 02
10-02-19	//Permitting Files/13108	V2	.pdf							