



# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA FOR **SEPTEMBER 19, 2019**  
CITY HALL, 6 E 6<sup>TH</sup> 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.

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**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-19-00128 1107 Connecticut Street; Residential Accessory Structure Demolition and New Construction; Certificate of Appropriateness
  - 2. DR-19-00317 745 New Hampshire Street; Commercial Remodel; State Law Review and Downtown Design Guidelines
  - 3. DR-19-00380 1019 Pennsylvania Street; Residential Accessory Structure; Certificate of Appropriateness
  - 4. DR-19-00381 839 Massachusetts Street; I/I Permit; State Law Review
  - 5. DR-19-00382 1046 Vermont Street; Plumbing Permit; State Law Review
  - 6. DR-19-00383 645 New Hampshire Street; Sign Permit; State Law Review, Downtown Design Guidelines
  - 7. DR-19-00384 812 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines
  - 8. DR-19-00385 11 East 8<sup>th</sup> Street; Mechanical Permit; State Law Review
  - 9. DR-19-00387 1901 Louisiana Street; Commercial Remodel; Certificate of Appropriateness
  - 10. DR-19-00388 945 Ohio Street; I/I Permit; State Law Review
  - 11. DR-19-00423 826 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines

12. DR-19-00429 933 ½ Massachusetts Street; Mechanical Permit; State Law Review
13. DR-19-00430 947 Louisiana Street; Mechanical Permit; State Law Review
14. DR-19-00431 745 Vermont Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
15. DR-19-00432 911 Massachusetts Street; Commercial Remodel; State Law Review
16. DR-19-00433 900 New York Street; Remodel; State Law Review, Certificate of Appropriateness
17. DR-19-00434 733 Massachusetts Street; Mechanical Permit; State Law Review
18. DR-19-00435 1047 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
19. DR-19-00436 824 Massachusetts Street; Commercial Remodel; State Law Review, Downtown Design Guidelines
20. DR-19-00437 1321 Rhode Island Street; Plumbing 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: GROVER BARN SIGNAGE**

**ITEM NO. 5:** DR-19-00303 2 East 7<sup>th</sup> Street; Sign Permit; State Law Review, Downtown Design Guidelines. The property is a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places and is located within the Downtown Urban Conservation Overlay District. Submitted by Laura Martin-Eagle, proprietor of the Be Moved Studio, on behalf of Liberty Hall Associates, property owner of record.

**ITEM NO. 6:** 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. 7: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since August 15, 2019.
- B. Review of any demolition permits received since August 15, 2019.
- C. Miscellaneous matters from City staff and Commission members.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

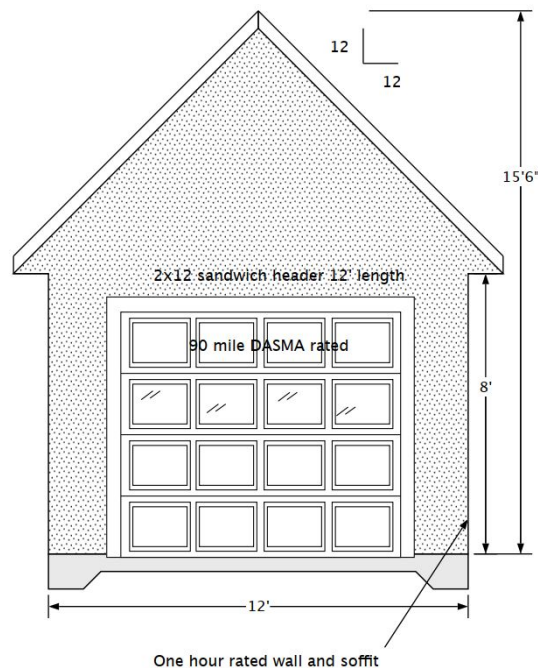
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**A. SUMMARY**

DR-19-00128 1107 Connecticut Street; Residential Accessory Structure Demolition and New Construction; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

The existing accessory structure, a garage, is structurally unsound and is in need a replacement. Demolition of the current structure will be followed by the construction of a replacement structure to cover the same footprint as the structure being demolished.



**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.

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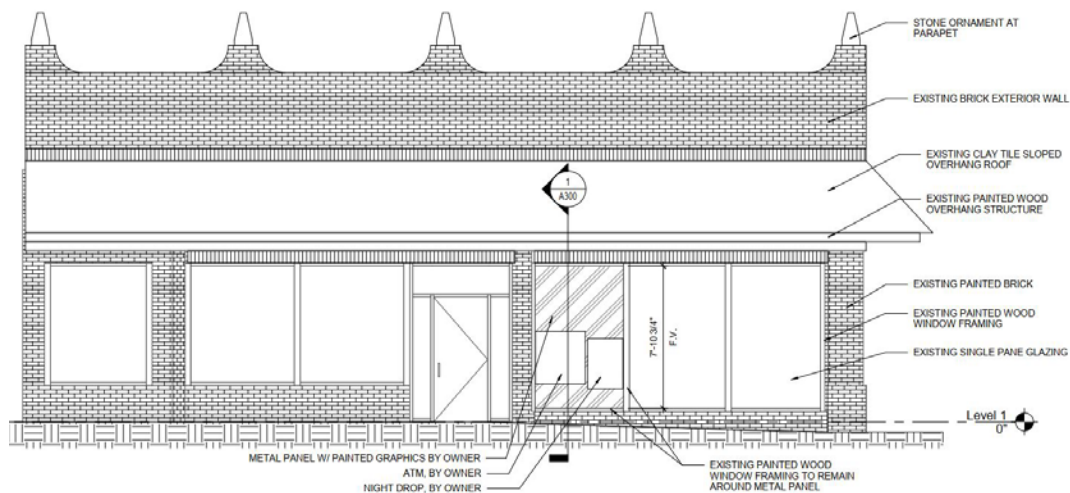
**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00317 745 New Hampshire Street; Commercial Remodel; State Law Review and Downtown Design Guidelines

**B. PROJECT DESCRIPTION**



Installation of an ATM and night drop on the south façade of the structure located at 745 new Hampshire Street. Construction will leave the existing façade intact. The installation will be inserted into the existing window frame.

**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.

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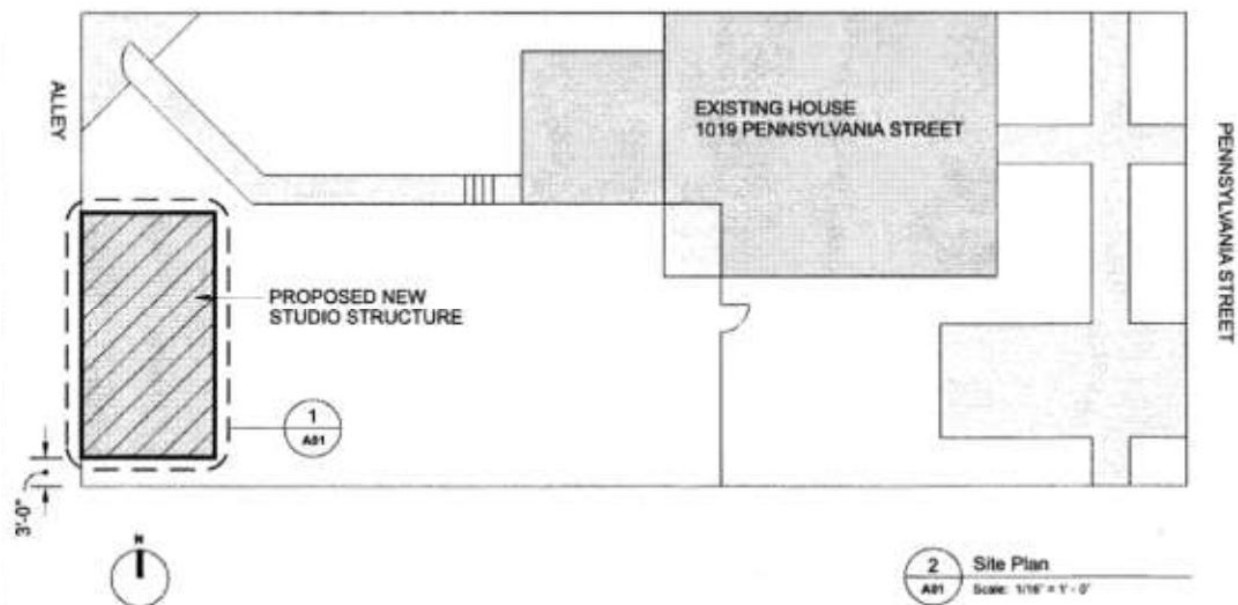
**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00380 1019 Pennsylvania Street; Residential Accessory Structure; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**



A new accessory structure for studio space located directly abutting the alley behind the principle residential structure. The proposed structure will be 364 square feet.

**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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00381 839 Massachusetts Street; I/I Permit; State Law Review

**B. PROJECT DESCRIPTION**

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

**C. STANDARDS FOR REVIEW**

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

**D. STAFF DETERMINATION**

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

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00382 1046 Vermont Street; Plumbing Permit; State Law Review

**B. PROJECT DESCRIPTION**

Repair sewer in alley; tap on the main.

**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).



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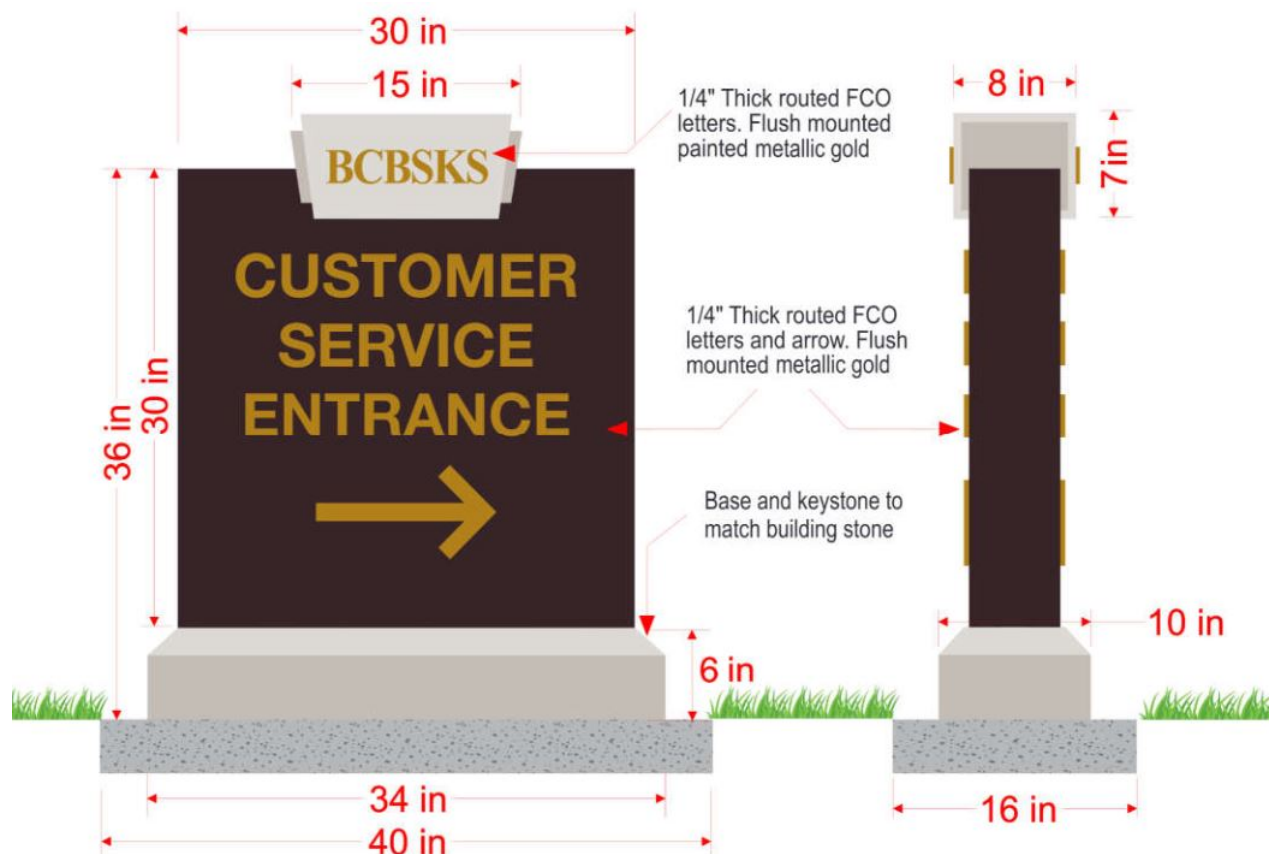
**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00383 645 New Hampshire; Sign Permit; State Law Review, Downtown Design Guidelines

**B. PROJECT DESCRIPTION**



One freestanding monument sign; Aluminum; Non-illuminated. 7.86 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.

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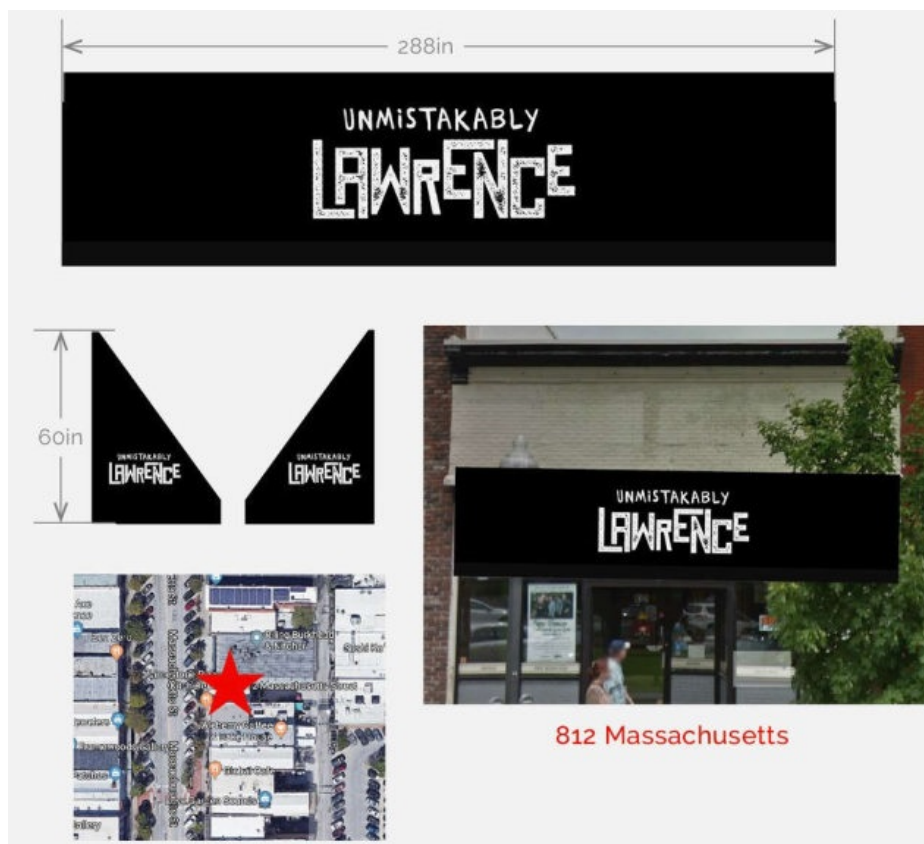
**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00384 812 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines

**B. PROJECT DESCRIPTION**



One awning sign; Sunbrella Firesist fabric and aluminum square tube; Non-illuminated. 120 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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00385 11 East 8<sup>th</sup> Street; Mechanical Permit; State Law Review

**B. PROJECT DESCRIPTION**

Replacement of 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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

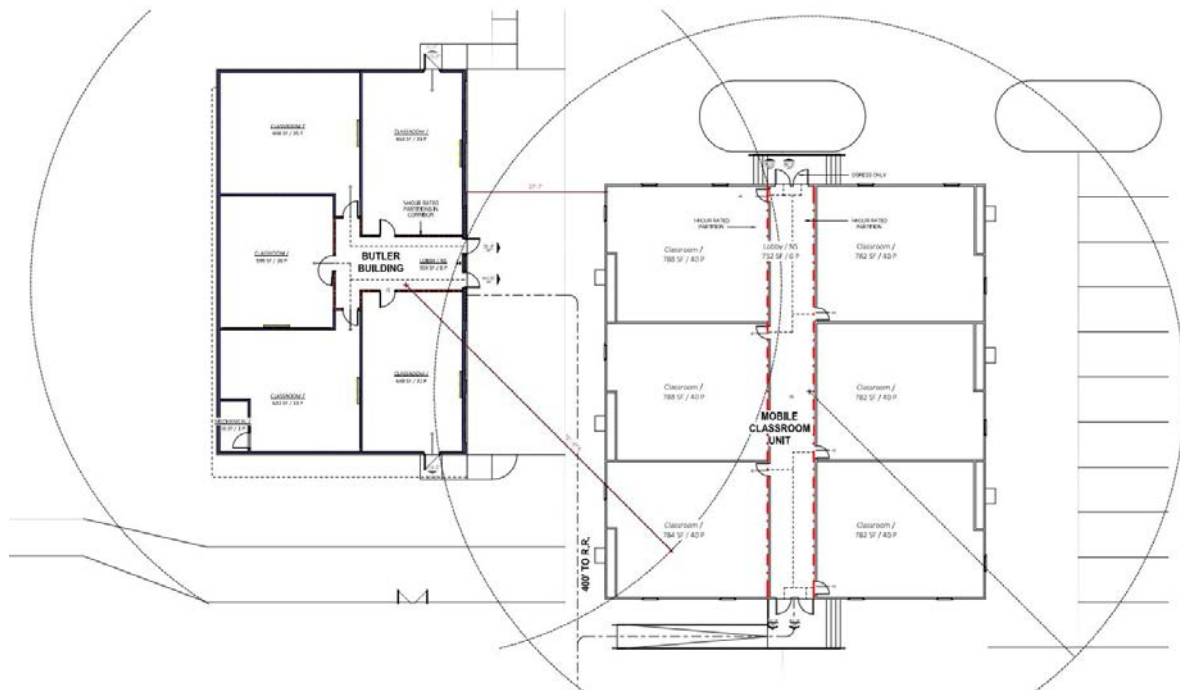
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**A. SUMMARY**

DR-19-00387 1901 Louisiana Street; Commercial Remodel; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Conversion of an existing accessory structure used for storage (“The Butler Building”) to temporary classrooms during construction to the principle structure of Lawrence High School. Located near the mobile temporary classrooms that have been approved on site.



**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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00388 945 Ohio Street; I/I Permit; State Law Review

**B. PROJECT DESCRIPTION**

Add new electrical branch circuit/extend existing branch circuit, add/alter sump pit, and tie in laundry & sink to sewer.

**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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00423 826 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines

**B. PROJECT DESCRIPTION**



One awning sign; Aluminum and Sunbrella; Non-illuminated. 43.09 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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00429 933 ½ Massachusetts Street; Mechanical Permit; State Law Review

**B. PROJECT DESCRIPTION**

Replacement of 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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00430 947 Louisiana Street; Mechanical Permit; State Law Review

**B. PROJECT DESCRIPTION**

Replacement of 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).

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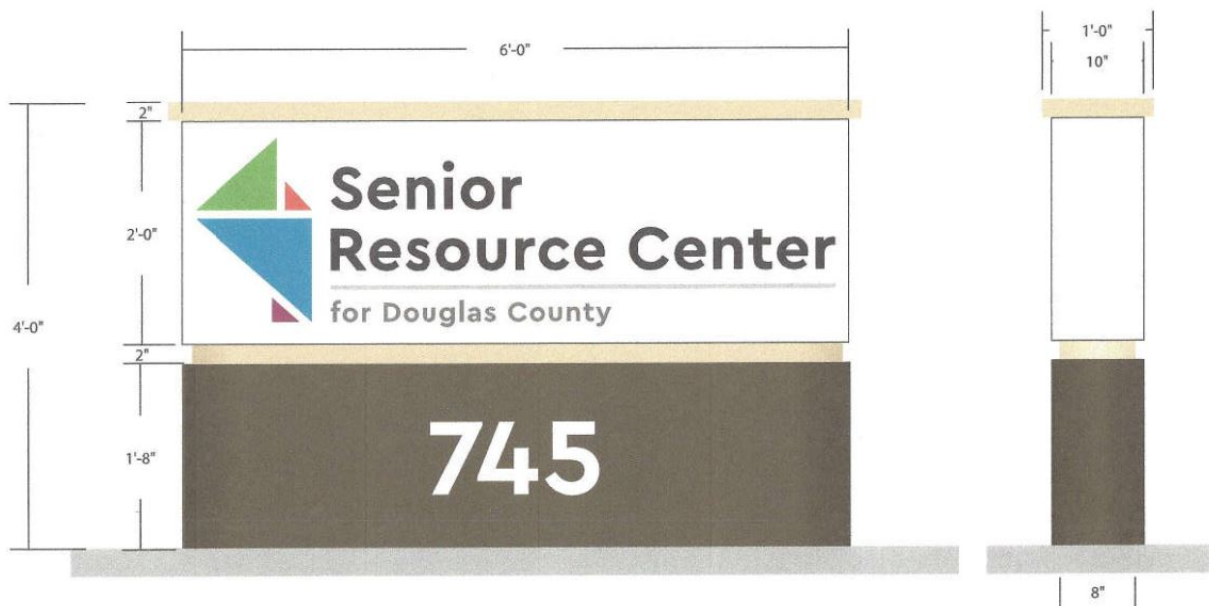
**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00431 745 Vermont Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

**B. PROJECT DESCRIPTION**



One Monument sign; Aluminum; Non-illuminated. 24 square feet.

**C. STANDARDS FOR REVIEW**

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

**D. STAFF DETERMINATION**

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

Historic Places (Register of Historic Kansas Places).

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

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

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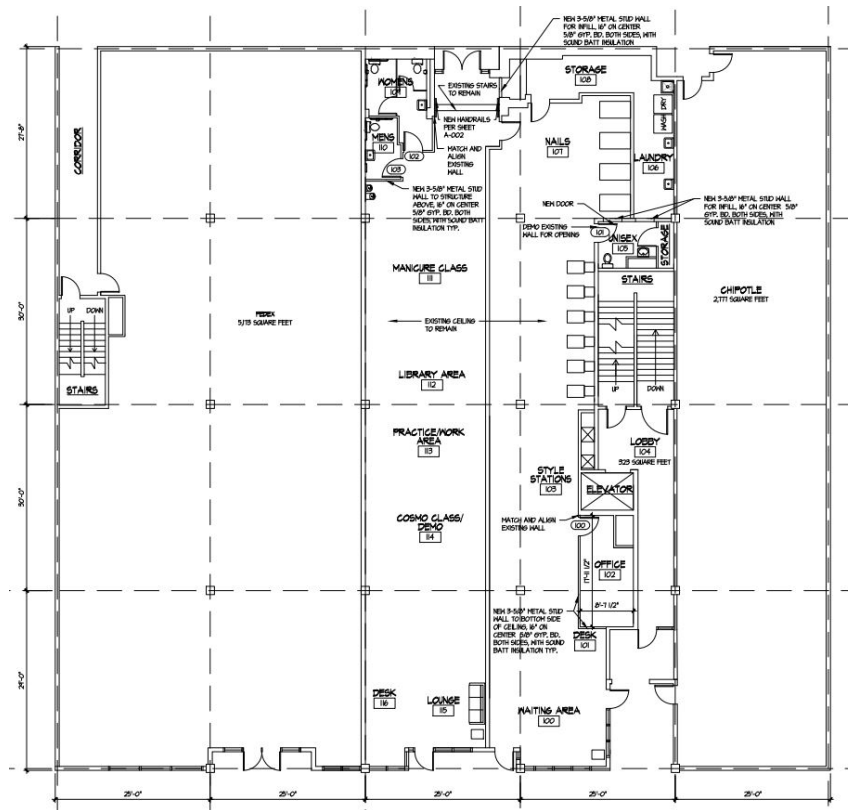
**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00432 911 Massachusetts Street; Commercial Remodel; State Law Review

**B. PROJECT DESCRIPTION**



Interior alterations for a new use as a cosmetology school.

**C. STANDARDS FOR REVIEW**

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

**D. STAFF DETERMINATION**

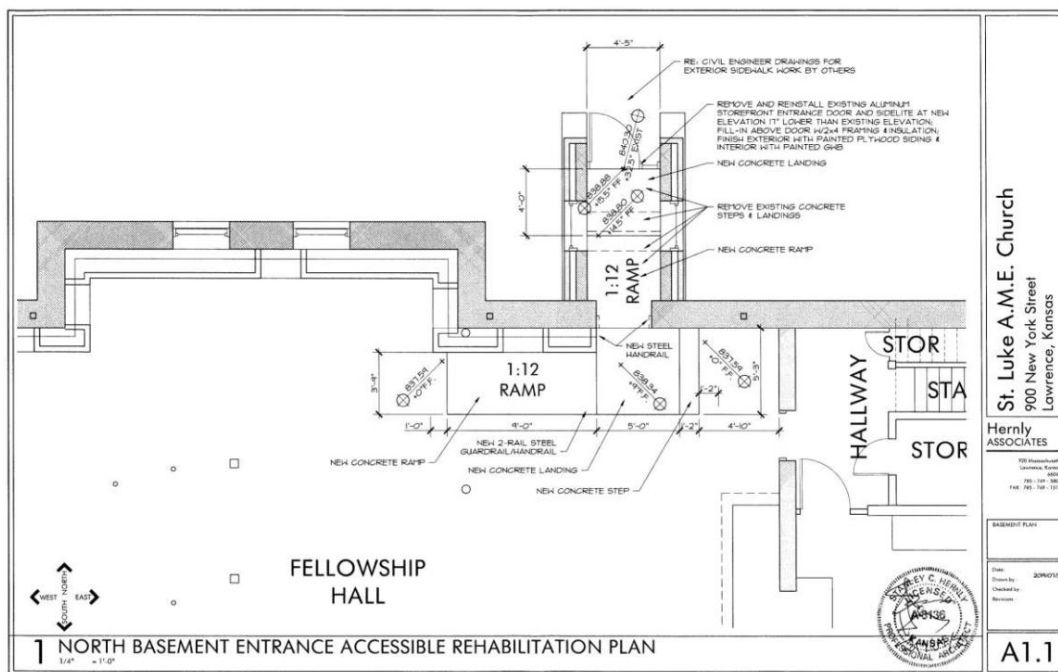
In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places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

**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

**A. SUMMARY**

DR-19-00433 900 New York Street; Alterations for ADA; State Law Review, Certificate of Appropriateness

**B. PROJECT DESCRIPTION**



Replace interior concrete steps with concrete ramp; lower door at the north side basement entrance by 17 inches.

**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)

**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.



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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00434 733 Massachusetts Street; Mechanical Permit; State Law Review

**B. PROJECT DESCRIPTION**

Replacement of 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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00435 1047 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

**B. PROJECT DESCRIPTION**

Replace glass doors with doors with auto-assist features.

**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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00436 824 Massachusetts Street; Commercial Remodel; State Law Review, Downtown Design Guidelines

**B. PROJECT DESCRIPTION**

Remove and replace existing siding and install new glass and framing to match the transom glass and framing at 826 Massachusetts Street. The 826 Massachusetts Street building has the original glass and frames.

**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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00437 1321 Rhode Island Street; Plumbing Permit; State Law Review

**B. PROJECT DESCRIPTION**

Water line repair/replacement.

**C. STANDARDS FOR REVIEW**

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

**D. STAFF DETERMINATION**

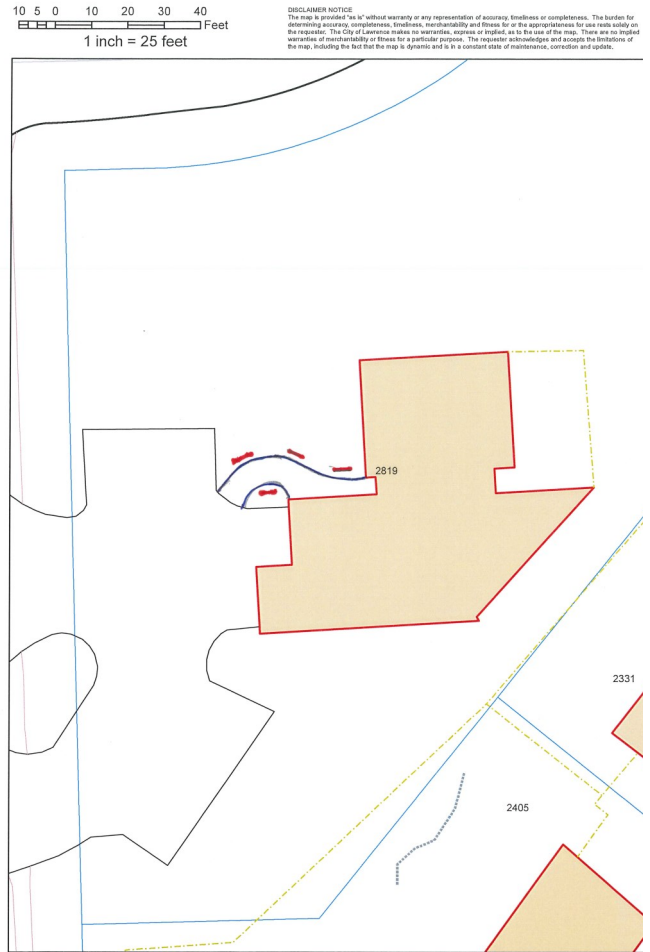
In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places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

## Grover Barn Underground Railroad Site Interpretive Kiosk Placement and Format Proposal Historic Resources Commission, September 19, 2019

After visiting the site, the Guardians of Grover Barn, who, in partnership with the Watkins Museum, have secured a Douglas County Heritage Grant to fund interpretive kiosks at the Grover Barn, propose a series of four kiosks extending along the sidewalk that runs from the parking lot to the main entrance of the barn (see diagram to the right). Location along the existing sidewalk will ensure that the kiosks are accessible as the site is currently configured, minimize disruption of the existing landscape, and facilitate ease of installation.

The kiosks would be similar in format to those used in the “Hike Through History” along the Burroughs Creek Trail, but scaled down to be more appropriate for this suburban setting. The dimensions of the printed panels on the kiosks would be 24 inches high by 42 inches wide. This format is preferred by the Guardians of Grover Barn as being more accessible and easier to read than the other alternative costed out during grant development. Examples of both formats are shown on page 2.

The graphic design of the panel content will harmonize with, but not duplicate, the design of the Burroughs Creek Trail kiosks, to create a unified aesthetic for outdoor history kiosks in Lawrence. Final content design will be provided to the HRC for approval at a later date.



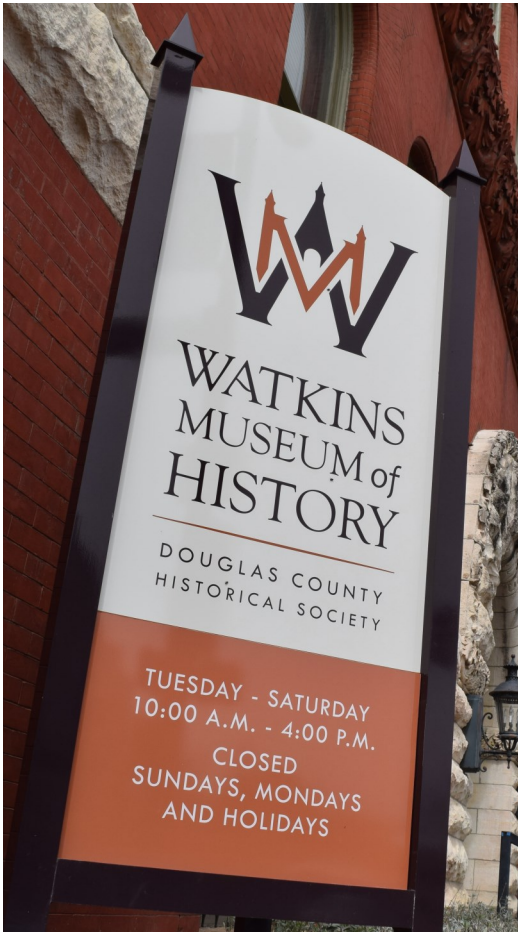
Approximate locations of the interpretive kiosks are indicated with red dashes in the drawing above.



Current views of proposed kiosk location.



**Preferred Format:** Kiosks will be a down-scaled version of the Burroughs Creek Trail kiosks pictured above. The kiosks will be mounted to concrete pads as shown above. The printed panels of the Burroughs Creek Trail kiosks measure 36 inches high by 60 inches wide. The printed panels of the kiosks proposed for the Grover Barn would measure 24 inches high by 42 inches wide. Overall, the scale of the proposed kiosks would be about a third smaller than the panels shown here.



**Alternative Format:** When the Heritage Grant application was developed, an alternative, vertical, double-sided format kiosk was also costed out. Two kiosks in this alternative format cost roughly the same as the proposed four horizontal kiosks. While this format will require less space, it must be installed in a location and in a way that people can move around them to view both sides. The printed panel measures 72 inches high by 30 inches wide. Though larger than the horizontal format, this configuration actually has a smaller useable area for printed content. The upper portion too far away for some people to read easily while the lower area may be awkward to read for others.

<b>Lawrence Historic Resources Commission</b>	<b>Item No. 5</b>
2 E. 7 <sup>th</sup> Street	<b>DR-19-00303</b>
Sign	8/15/2019

<p><b>Applicant</b>  Laura Martin-Eagle, proprietor of Be Moved Studio, on behalf of Liberty Hall Associates, property owner of record.</p> <p><b>Standards for Review</b></p> <p>Secretary of the Interior Standards</p> <ul style="list-style-type: none"> <li>• Standard 9</li> <li>• Standard 10</li> </ul> <p>Downtown Design Guidelines</p> <p><b>Associated Cases</b>  2-19-00087 Sign Permit</p>	<p><b>Request</b>  The applicant requests to install a 2 foot by 8 foot, 4 inches banner sign on the south elevation of the structure located at 642 Massachusetts Street. 2 E. 7<sup>th</sup> Street is the address of the suite for which the banner sign advertises.</p> <p><b>Reason for Request</b>  The property is a contributing structure to Lawrence’s Downtown Historic District, National Register of Historic Places and is located within the Downtown Urban Conservation Overlay District.</p> <p><b>Staff Recommendation</b></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>Downtown Design Guidelines Review</u>  Staff recommends the Commission find that the proposed project does not meet the Downtown Design Guidelines’ development and design standards, specifically guidelines 18.2 and 18.15.</p>
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**Project Description**

The applicant proposes to install a banner sign on the south elevation of the structure located at 642 Massachusetts Street. The sign will be 8 feet 4 inches in height and 2 feet wide. The sign will be made of vinyl. The sign is for the business located at 2 E. 7<sup>th</sup> Street.

**Project Review**

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

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior’s Standards to evaluate the proposed project. Preservation Brief 25 also gives guidance for new signs on historic buildings.

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale, and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

The proposed sign meets many of the considerations for a new sign on a historic building. The size and scale of the sign do not conflict with the size of the structure. The sign does not shadow or overpower adjacent structures. The applicant has specified that the sign will be installed with the hardware placed into the mortar joints.

Concerns for staff are the placement/height of the sign and the material of the sign. Because it is a secondary elevation, the proposed sign does not obscure significant features of the building. The placement, however, interrupts the rhythm of the upper floor windows which is an architectural element of the structure. No pictorial evidence has been provided that there was a sign in this location. This is not a defined sign area for signs for this structure.

The vinyl material for the sign is not compatible for the building. Sign materials should be compatible with the building. Canvas type materials exist on the building. A material similar to this would be more appropriate.

While staff has concerns for the location and material of the proposed sign, the size and scale of the building help to mitigate the overall impact of the sign. Because this is a secondary elevation, and because the size and scale of the sign is not too large for the elevation, the sign will not damage or destroy the listed property if the sign is installed meeting the guidance outlined in Preservation Brief 25.

### Downtown Design Guidelines

Signage guidelines are located in Section 18 of Part Two of the Downtown Design Guidelines. One of the primary focuses for review is the location of the sign and whether or not the sign is pedestrian oriented. The proposed sign is not pedestrian oriented. It is not in the ground level area of the building.

The entrance to the suite is a secondary entrance into the building. It has a small storefront system. There is no transom area or signboard area associated with the entrance. To the east



are storefront areas. These areas set the appropriate sign location for this elevation of the structure. While the door system to this suite does not have a sign location, there is room for a projecting sign to the east of the door in the location established by the storefronts to the east. Projecting signs in this location are appropriate for the downtown area. To be pedestrian oriented, the sign should be in this location. This is the typical location for second story business on buildings downtown.

Projecting signs also have size guidelines. The sign should be no more than fifteen square feet in size with a maximum sign height of five feet. The proposed sign is more than fifteen square feet and is 8 feet 4 inches in height.

There is an existing banner sign on this elevation to the east in a similar location to the proposed sign. This sign location was approved prior to the adoption of the Downtown Design Guidelines. A replacement banner was approved on June 11, 2008 (DR-05-44-08). The banner sign approved was of heavy-duty white canvas with sewn pockets and the screened graphic on both sides of the banner.

Staff is of the opinion that the sign does not meet the guidelines and that there is an alternative location for signage for the second story business that would comply with the design guidelines.

## **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.

### Downtown Design Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Downtown Design Guidelines* (2009) to review projects within the Downtown Urban Conservation Overlay District. The guidelines that relate to this project are:

## **PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA**

---

### **18. Signs and Signage**

- 18.1 All signs shall conform to the Sign Code provisions in Article 7 of the Code of the City of Lawrence.
- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
- 18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.
- 18.4 Temporary (i.e., sidewalk, easel-mounted or freestanding) signage is permitted as long as it is in compliance with other City codes, and does not obscure significant streetscape vistas or architectural features.
- 18.5 In no case shall a temporary sign substitute as a permanent sign.
- 18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
- 18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall facade design or mounted below a storefront cornice.
- 18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level facade
- 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.
- 18.10 Signs for multiple storefronts within the same building should align with each other.
- 18.11 Existing signs of particular historic or architectural merit, such as the Varsity or Granada theater marquees, should be preserved. Signs of such merit shall be determined at the discretion of the Historic Resources Commission.
- 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fascia over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear facade width.
- 18.13 A hanging sign installed under an awning or canopy should be a maximum of 50% of the

- awning or canopy's width and should be perpendicular to the building's façade.
- 18.14 A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.
  - 18.15 A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.
  - 18.16 A larger projecting sign should be mounted higher, and centered on the facade or positioned at the corner of a building.
  - 18.17 A projecting sign shall in no case project beyond 1/2 of the sidewalk width.
  - 18.18 A window sign should cover no more than approximately thirty percent (30%) of the total window area.
  - 18.19 Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.
  - 18.20 The light for a sign should be an indirect source, such as shielded, external lamps. Consideration may be given to internal or halo illumination.
  - 18.21 Whether they are wall-mounted, suspended, affixed to awnings, or projecting, signs must be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of historic downtown.
  - 18.22 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs must be simple and unobtrusive and must not obscure the content of the sign or the building facade.



Red vertical line

CEILING DOWN

2e7th

BE MORE

4  
Bates Co.

THE RAVEN BOOK STORE

THE RAVEN BOOK STORE

RAVEN BOOK STORE

6 E. 7th St.

THE RAVEN BOOK STORE

BOOKS



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

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

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

## DESIGN REVIEW APPLICATION

### PROPERTY INFORMATION

Address of Property 2 E 7<sup>th</sup> St  
Legal Description (may be attached) \_\_\_\_\_

### OWNER INFORMATION

Name(s) David Mills Stein  
Contact \_\_\_\_\_  
Address 644 Mass (Liberty Hall)  
City Lawrence State KS 66044 ZIP \_\_\_\_\_  
Phone (785) 594-7483 Fax (\_\_\_\_)  
E-mail zeebathome.wd@pebrothers.com Cell Phone (\_\_\_\_) \_\_\_\_\_

### APPLICANT/AGENT INFORMATION

Contact Laura Martin-Eagle  
Company Be Moved Studio  
Address 2 E 7<sup>th</sup> St.  
City Lawrence State KS 66044 ZIP \_\_\_\_\_  
Phone (785) 550-8931 Fax (\_\_\_\_)  
E-mail laura@bemovedstudio.com Cell Phone (785) 550-8931

Existing Zoning	Existing Land Use	Proposed Land Use	# of Buildings
Total site area	Existing Building Footprint	Proposed Building Footprint	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage		
<b>Are you also submitting any of the following applications?</b>			
• Building Permit	• Site Plan	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify) <u>signage</u>	

Property Address: 2 east 7<sup>th</sup> St.

**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 Vermay DeRossi  
Company Star Sign  
Address 801 E. 9th  
City Lawrence State Ks 66044 ZIP  
Phone (785) 842-4892 Fax ( )  
E-mail vermayd@starsignsllc.com Cell ( )

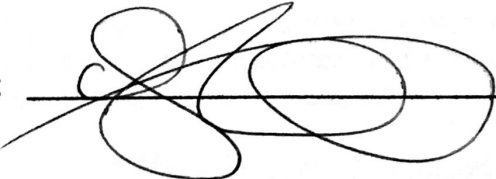
**REQUIRED ATTACHMENTS:**

- 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 July 15, 2019  
\_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
Date \_\_\_\_\_

**Note: If signing by agent submit Owner Authorization Form**

Reason for request:

We are entering our 20<sup>th</sup> year in Downtown Lawrence and wish to place a sign (our first!) of our updated logo that can be viewed from either side of the business. As we are located on the second floor, there is not room for signage on the building at pedestrian level which is what I was told was the new rule for downtown signs. Having a 3-dimensional sign will give us a presence that we have never had before and hopefully allow us to stay open downtown which we love! I called every sign company in town to find out who created and installed the sign for Raven Bookstore who is housed in the same "Liberty Hall" building. I wanted to keep the integrity of the building by creating a sign built exactly like the Raven's banner with our own logo/colors of course but the size, shape, installation would be congruent with what was already established. I felt this would only compliment the overall feel of the block instead of adding a whole separate design that would complicate/disrupt the flow of the building. Please consider allowing us to keep the integrity of the building by adding to the symmetry of the site and allowing us to be 'seen' so as to keep our business running in downtown's rising prices with a sign that is visible from the pedestrian levels of Mass street and New Hampshire!.





Date: 5/23/19 **SIGN PERMIT APPLICATION\***

Project Name: Be Moved D/F Banner  
Project Address: 2 East 7th St., Lawrence, KS 66044

Type of work:  Construct New Sign  Permanent  
-OR-  
 Rework or Replace Existing Sign  Temporary from: \_\_\_\_\_ to \_\_\_\_\_

Type of Sign  Ground Sign  Wall Sign  Awning/Canopy  Banner  
 Other: \_\_\_\_\_

Sign to be constructed of:  Non-Illuminated  Illuminated (method) \_\_\_\_\_  
18 oz. Vinyl banner material (plus mounting material)

Sign Size: Sign Width: 2' Sign Height: 8'-7" Total Sq Ft: \_\_\_\_\_

Ground Signs: Height from grade to top of sign: \_\_\_\_\_

Distance from street right-of-way: \_\_\_\_\_

Wall Signs: Business facade width (ft) \_\_\_\_\_ height (ft) \_\_\_\_\_ Total Sq Ft: \_\_\_\_\_

Estimated Value: 1,525.00

- \*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](mailto:buildinginspections@lawrenceks.org).

Sign Contractor: Star Signs, LLC.

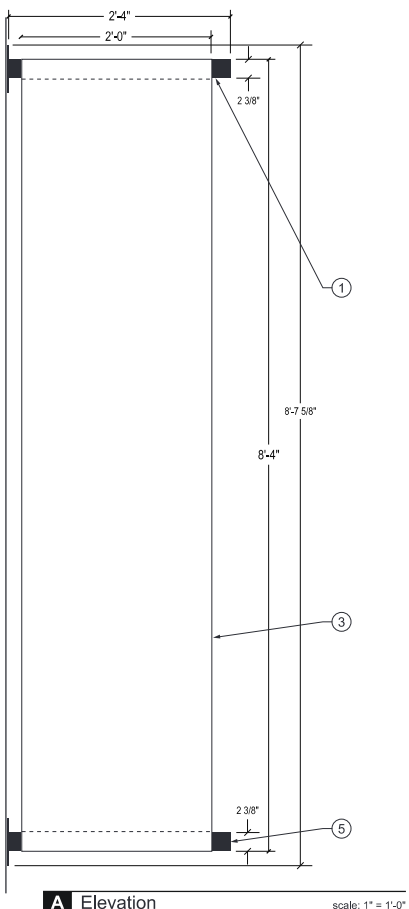
Applicant Name (please print): Vermay DeRossi

Phone Number: 785-856-2467 Email: vermay.d@star-signs-llc.com

Electrical Contractor (if required): \_\_\_\_\_

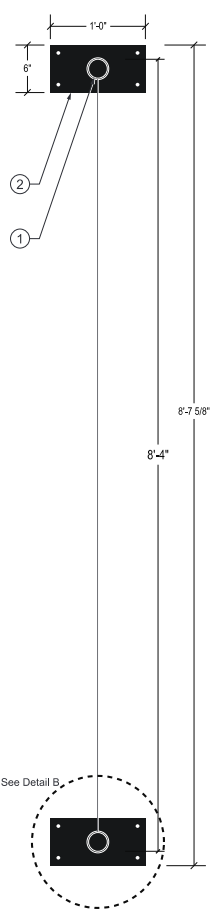
I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, 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.

Applicant Signature: Vermay DeRossi Date: 5/23/19



**A** Elevation

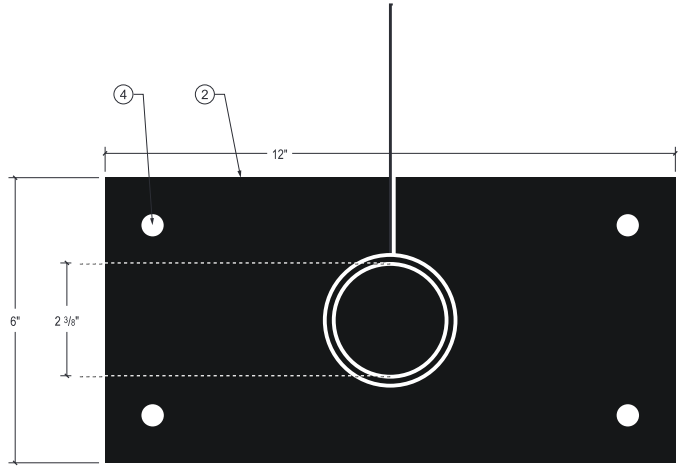
scale: 1" = 1'-0"



**B** Detail

scale: 1:2

- ① 2" Schedule 40 Aluminum Pipe, Weld both sides
  - ② 3/8" thick aluminum mounting plate painted matte black
  - ③ Digital Print; block out vinyl graphic is printed on both sides
  - ④ Field drill to hit mortar joints, Use 1/2 x 4" anchors
  - ⑤ Cap ends
- Vector Art Required



All mounting holes fall within mortar on building facade. **MAY NOT drill into brick.**

**STAR**  
 STAR SIGNS, LLC  
 801 EAST NINTH STREET  
 LAWRENCE, KANSAS 66044  
 785.842.4892 / 785.842.2947  
 WWW.STARSIGNSLLC.COM

Be Moved  
 Lawrence, KS

Double Faced Banner  
 Qty (1)  
 THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:		

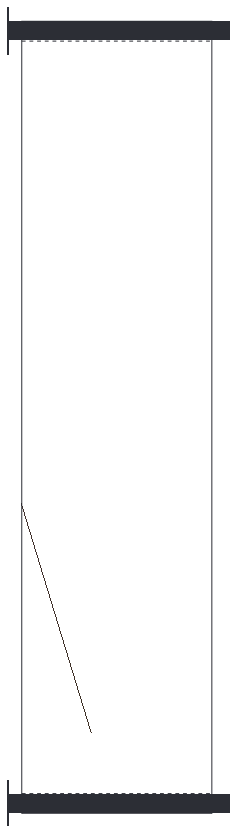
APPROVED   
  APPROVED AS NOTED   
  REVISE AND RESUBMIT  
 DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

SP: VJD    PM: VJD    Dwg: JB  
**9720**    **5613**  
 Art #    SO #

PRINTED: 5 / 22 / 2019  
 FIRST PRINT: 5/13/19  
**1**  
 SHEET

- ① 2" Schedule 40 Aluminum Pipe, Weld both sides
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- ④ Field drill to hit mortar joints, Use 1/2 x 4" anchors
- ⑤ Cap ends

Vector Art Required



**A** Banner - D/F scale: 1" = 1'-0"

Location



**B** Location scale: NTS



STAR SIGNS, LLC  
801 EAST NINTH STREET  
LAWRENCE, KANSAS 66044  
785.842.4892 / 785.842.2947  
WWW.STARNSIGNS.COM

Be Moved  
Lawrence, KS

Double Faced Banner  
Qty (1)

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:

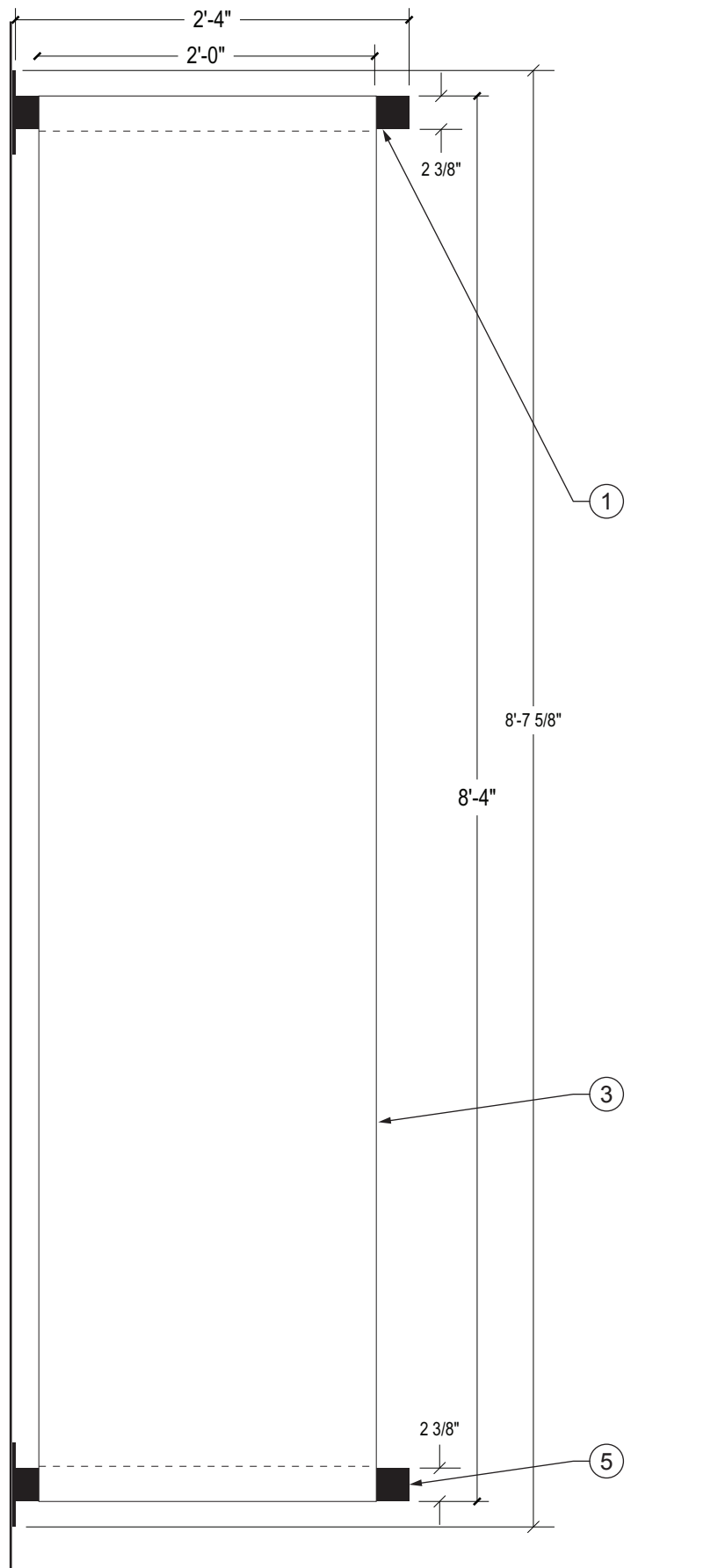
1	05/22/19	Updated Layout (JB)

APPROVED    
  APPROVED AS NOTED    
  REVISE AND RESUBMIT

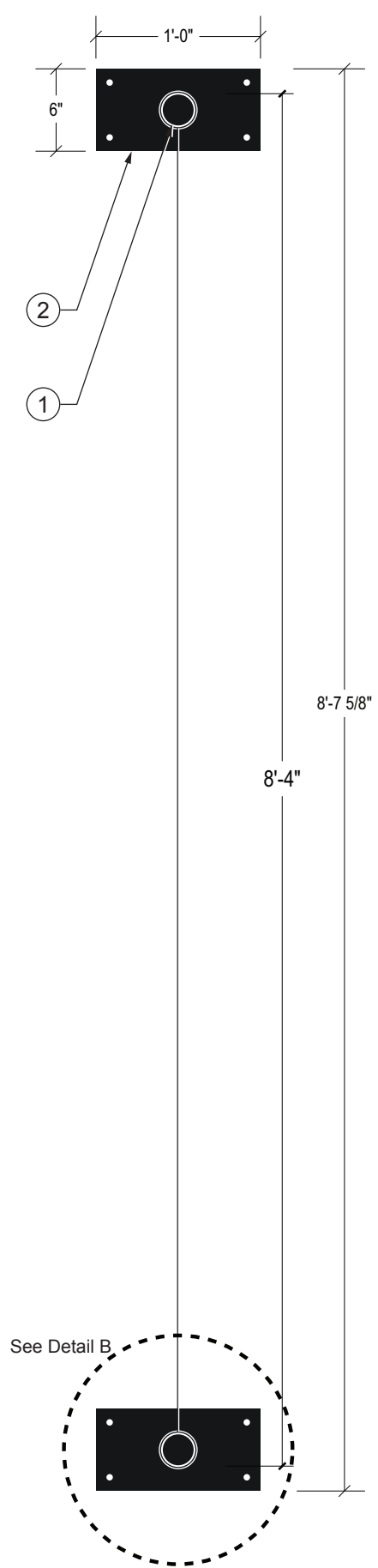
DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

SP: VJD    PM: VJD    Dwg: JB    PRINTED: 5 / 22 / 2019  
**9720**    **5613**  
 Art #    SO #

FIRST PRINT: 5/13/19  
**2**  
 SHEET



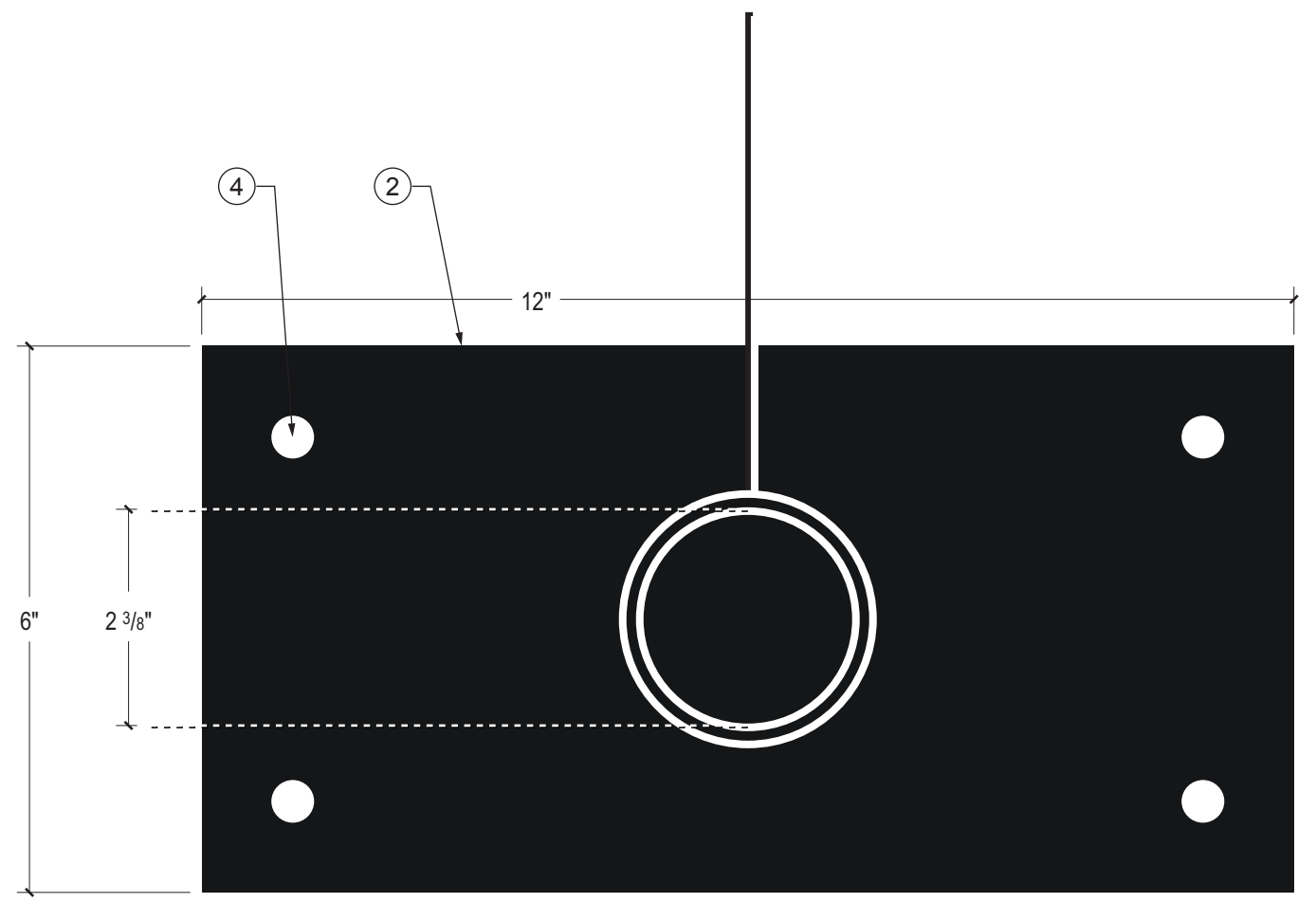
**A Elevation** scale: 1" = 1'-0"



**B Detail** scale: 1:2

- ① 2" Schedule 40 Aluminum Pipe, Weld both sides
- ② 3/8" thick aluminum mounting plate painted matte black
- ③ Digital Print; block out vinyl graphic is printed on both sides
- ④ Field drill to hit mortar joints, Use 1/2 x 4" anchors
- ⑤ Cap ends

Vector Art Required



All mounting holes fall within mortar on building facade. **MAY NOT drill into brick.**

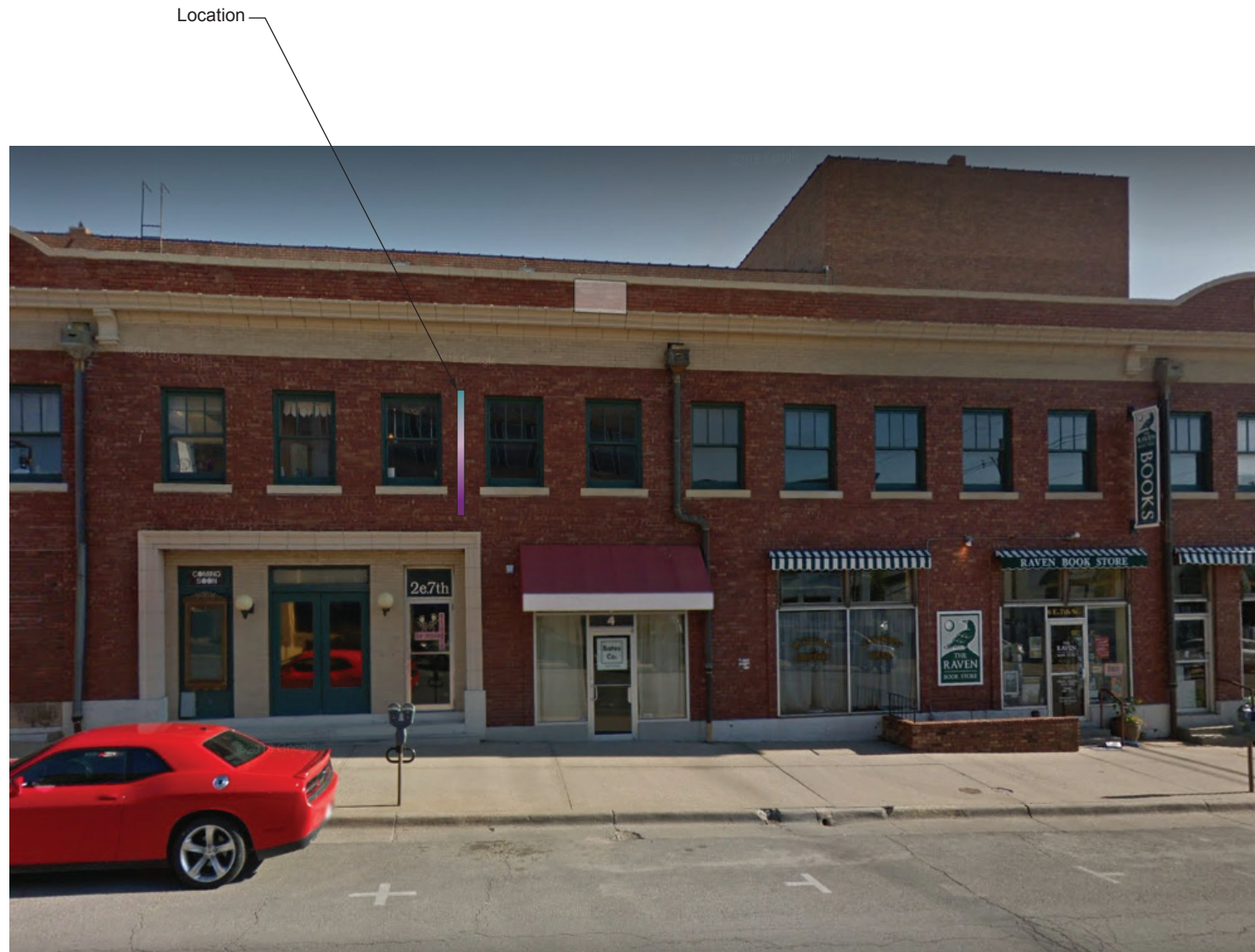
REVISIONS:


APPROVED   
  APPROVED AS NOTED   
  REVISE AND RESUBMIT

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_



**A** Banner - D/F scale: 1" = 1'-0"



**B** Location scale: NTS

- ① 2" Schedule 40 Aluminum Pipe, Weld both sides
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Vector Art Required



STAR SIGNS, LLC  
801 EAST NINTH STREET  
LAWRENCE, KANSAS 66044  
P 785.842.4892 F 785.842.2947  
WWW.STARSIGNSLLC.COM

Be Moved  
Lawrence, KS

Double Faced Banner  
Qty (1)

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:

1	05/22/19	Updated Layout (JB)		

APPROVED   
  APPROVED AS NOTED   
  REVISE AND RESUBMIT

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

SP: VJD PM: VJD Dwg: JB

**9720**    **5613**

Art #    SO #

PRINTED: 5 / 22 / 2019

FIRST PRINT: 5/13/19

**2**

SHEET



RECEIVED

APR 18 2008

Sign Permit Application  
Code Enforcement Division  
1 Riverfront Plaza Suite 110  
Lawrence, KS 66044  
Phone: (785) 832-7700  
Fax: (785) 832-3110



Today's Date: 4/17/08

1. Type of sign:  Erect new sign:  Permanent  Temporary (From: \_\_\_\_\_ to \_\_\_\_\_)

Rework or Replace Existing Sign

2. Business Name: THE RAVEN BOOKSTORE

4. Business Address: 8 EAST 7th Zoning of Business: C-5

5. Supported by:  Ground Sign/Surface Mounted  Ground Sign/Pole Mounted  Wall Mounted (Existing Signs Only)

6.  Single Face  Double Face PERPENDICULAR FLAG MOUNT

7. Illuminated by:  Fluorescent Tubes Inside  Neon  
NON-ILLUMINATED.

8. Made of:  Plastic with Metal Frame  Metal Only  
 Other (explain) \_\_\_\_\_

Please Note: This approval is for a revised application. The new sign will be canvas NOT metal. It will be installed in the location of the existing banner sign.

9. Additional Information:  
Lot Frontage 50'  
Sign Square Footage 16.6  
Estimate Cost 1,700.00

Wall Square Footage 750 SQ FT  
Set back From Property Line ON WALL

Attachments: An Overhead Site Plan and a Drawing or Picture of the Sign are required. Please attach these and any other drawings or sketches. Include all dimensional information on this application.

Applicant Name: Michael Schmidt  
 Applicant Address: 801 East 9th  
 Phone Number: 785-842-4892  
 Signature: Michael Schmidt  
 Sign Contractor: Star Signs, LLC  
 Sign Manufacturer's UL File #: E88106  
 (Electrically Lit Signs only)

Billing Information:  
 Name: Star Signs, LLC  
 Address: 801 East 9th  
 City: Lawrence State KS  
 Zip Code 66044

For Staff Use:

Approved On: \_\_\_\_\_

Approved By: \_\_\_\_\_

PERMIT Number: 08-00200154

PAID:  STAFF Initials \_\_\_\_\_

For Temporary Signs: Inspection Date: \_\_\_\_\_ Inspector Id: \_\_\_\_\_

[www.lawrenceneighres.org](http://www.lawrenceneighres.org)

[buildinginspections@ci.lawrence.ks.us](mailto:buildinginspections@ci.lawrence.ks.us)



**Sign Permit Application**  
 Code Enforcement Division  
 1 Riverfront Plaza Suite 110  
 Lawrence, KS 66044  
 Phone: (785) 832-7700  
 Fax: (785) 832-3110



Today's Date: 4.17.08

1. Type of sign:  Erect new sign: X Permanent  Temporary (From: \_\_\_\_\_ to \_\_\_\_\_)  
 -OR-  
 Rework or Replace Existing Sign

2. Business Name: THE RAVEN BOOKSTORE

4. Business Address: 8 EAST 7th Zoning of Business: C-5

5. Supported by:  Ground Sign/Surface Mounted  Ground Sign/Pole Mounted  Wall Mounted  
 (Existing Signs Only)

6.  Single Face  Double Face

7. Illuminated by:  Fluorescent Tubes Inside  Neon  Spot or Floodlights  Goosenecks  
NON-ILLUMINATED.

8. Made of:  Plastic with Metal Frame  Metal Only  
 Other (explain) \_\_\_\_\_

9. Additional Information:

Lot Frontage 50'  
 Sign Square Footage 16.6  
 Estimate Cost 1,700.00

Wall Square Footage 750 SQ FT  
 Set back From Property Line ON WALL

**Attachments:** An Overhead Site Plan and a Drawing or Picture of the Sign are required. Please attach these and any other drawings or sketches. Include all dimensional information on this application.

Applicant Name: <u>Michael Schmidt</u>
Applicant Address: <u>801 East 9th</u>
Phone Number: <u>785-842-4892</u>
Signature: <u>Michael Schmidt</u>
Sign Contractor: <u>Star Signs, LLC</u>
Sign Manufacturer's UL File #: <u>E88106</u> (Electrically Lit Signs only)

<b>Billing Information:</b>
Name: <u>Star Signs, LLC</u>
Address: <u>801 East 9th</u>
City: <u>Lawrence</u> State <u>KS</u>
Zip Code <u>66044</u>

**For Staff Use:**

Approved On: \_\_\_\_\_

Approved By: \_\_\_\_\_

PERMIT Number: 08-00200155

PAID:  STAFF Initials \_\_\_\_\_

For Temporary Signs: Inspection Date: \_\_\_\_\_ Inspector Id: \_\_\_\_\_

[www.lawrenceneighres.org](http://www.lawrenceneighres.org)

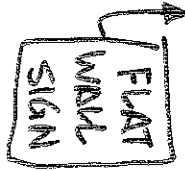
[buildinginspections@ci.lawrence.ks.us](mailto:buildinginspections@ci.lawrence.ks.us)

MASS

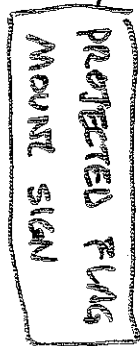
PLEASE NOTE:

THE NEW SIGNS WILL BE INSTALLED IN THE SAME LOCATION AS THE EXISTING SIGNS.

7<sup>TH</sup> ST.



8 EAST 7<sup>TH</sup>







**STAR SIGNS, LLC**  
 801 EAST NINTH STREET  
 LAWRENCE, KANSAS 66044  
 P 785.842.4892 F 785.842.2947

**The Raven Bookstore**

Photo Mockup

- Approved
- Approved as noted
- Revise and resubmit.

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signature \_\_\_\_\_

THIS DRAWING IS THE SOLE PROPERTY OF  
 STAR SIGNS, L.L.C. AND IS INTENDED FOR  
 CUSTOMER APPROVAL ONLY

SALESPERSON: MS  
 DRAWN BY: AS  
 FIRST EDITION: 04/07/2008

REVISIONS:

2	8/11/2008	Changed color of pan sign to match banner.

Printed: 06 / 11 / 08

CRM #: 1208      ART#: 6320  
 SO #: 1271





**STAR SIGNS, LLC**  
 801 EAST NINTH STREET  
 LAWRENCE, KANSAS 66044  
 P 785.842.4892 F 785.842.2947

**The Raven Bookstore**

Double Faced Hanging Blade Sign  
 QTY (1)

**RECEIVED**  
 JUN 11 2008  
 City County Planning Office  
 Lawrence, Kansas

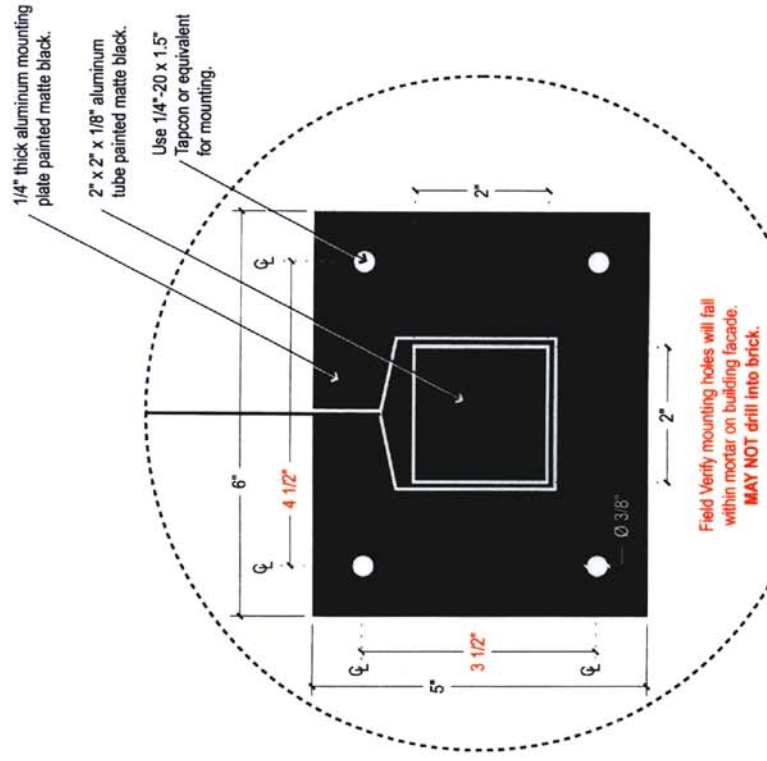
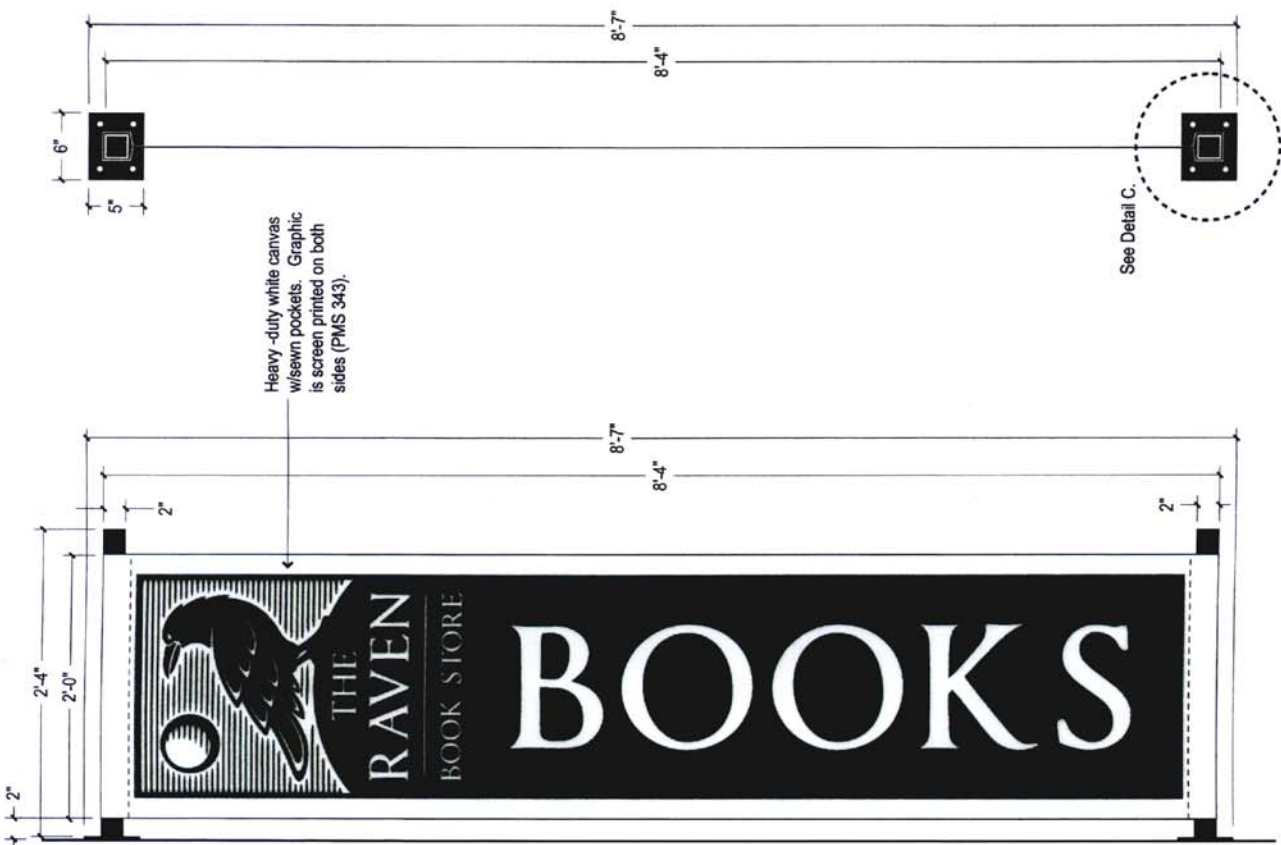
Approved  
 Approved as noted.  
 Revise and resubmit.  
 Date: \_\_\_/\_\_\_/\_\_\_  
 Signature: \_\_\_\_\_  
 THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C. AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

SALESPERSON: MS  
 DRAWN BY: AS  
 FIRST EDITION: 04/07/2008

REVISIONS:

1	6/9/2008	Revised banner to comply with Historic District Requirements.
2	6/11/2008	Changed color of pen sign to match banner.

Printed: 06 / 11 / 08  
 CRM #: 1208  
 SO #: 1271  
 ART#: 6320



**C** Detail  
 SCALE: 1:2

**B** Side  
 SCALE: 1" = 1'-0"

**evaluation**  
 SCALE: 1" = 1'-0"



**STAR SIGNS, LLC**  
 801 EAST NINTH STREET  
 LAWRENCE, KANSAS 66044  
 P 785.842.4892 F 785.842.2947

**The Raven Bookstore**

Wall Mounted Pan Sign  
 QTY (1)

Approved  
 Approved as noted.  
 Revise and resubmit.  
 Date: \_\_\_/\_\_\_/\_\_\_  
 Signature: \_\_\_\_\_  
 THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C. AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

SALESPERSON: MS  
 DRAWN BY: AS  
 FIRST EDITION: 04/07/2008

REVISIONS:

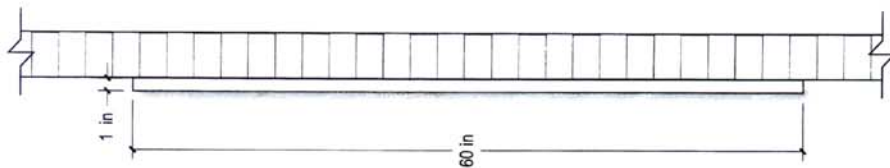
1	6/9/2008	Changed note to read "Single Faced Sign."
2	6/11/2008	Changed color of pan sign to match banner.

Printed: 06 / 11 / 08

CRM #: 1208

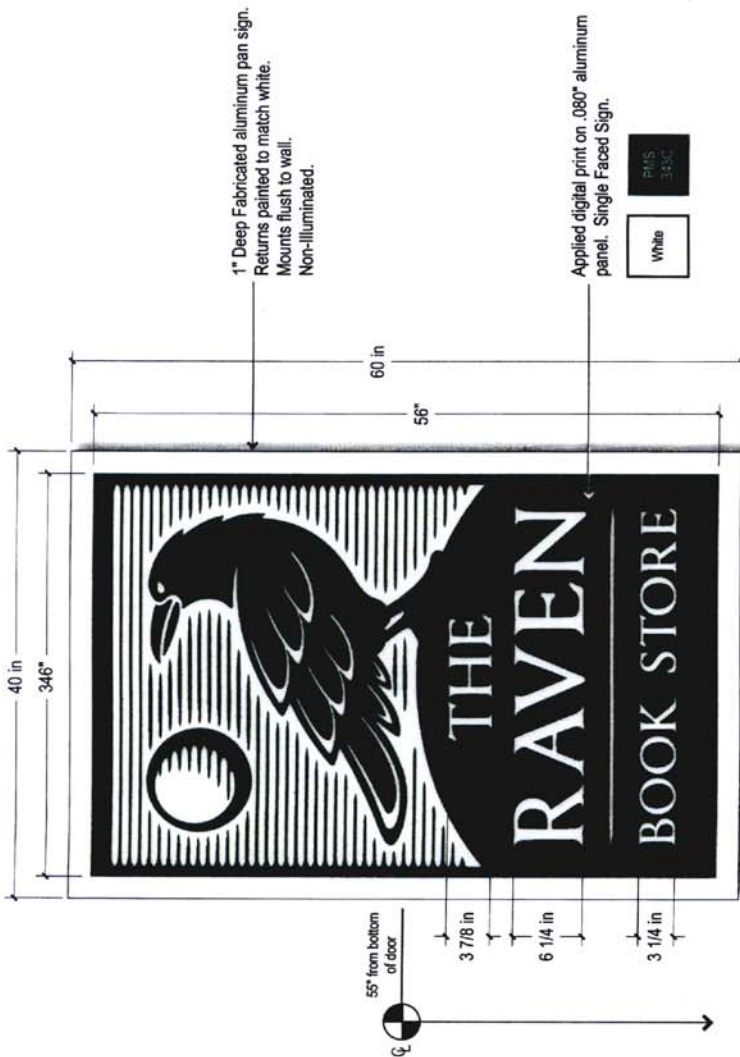
SO #: 1271

ART#: 6320



**B Side**

SCALE: 1" = 1'-0"



**A Elevation**

SCALE: 1" = 1'-0"



- ① 2" Schedule 40 Aluminum Pipe, Weld both sides
- ② 3/8" thick aluminum mounting plate painted matte black
- ③ Digital Print; block out vinyl graphic is printed on both sides
- ④ Field drill to hit mortar joints, Use 1/2 x 4" anchors
- ⑤ Cap ends

Vector Art Required

Location



A Banner OP#1 - D/F scale: 1" = 1'-0"

B Location scale: NTS



STAR SIGNS, LLC  
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LAWRENCE, KANSAS 66044  
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WWW.STARSIGNSLLC.COM

Be Moved  
Lawrence, KS

Double Faced Banner  
Qty (1)

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:

1	05/22/19	Updated Layout (JB)		
2	06/04/19	Added Vector Art (JB)		

APPROVED     APPROVED AS NOTED     REVISE AND RESUBMIT

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

SP: VJD    PM: VJD    Dwg: JB

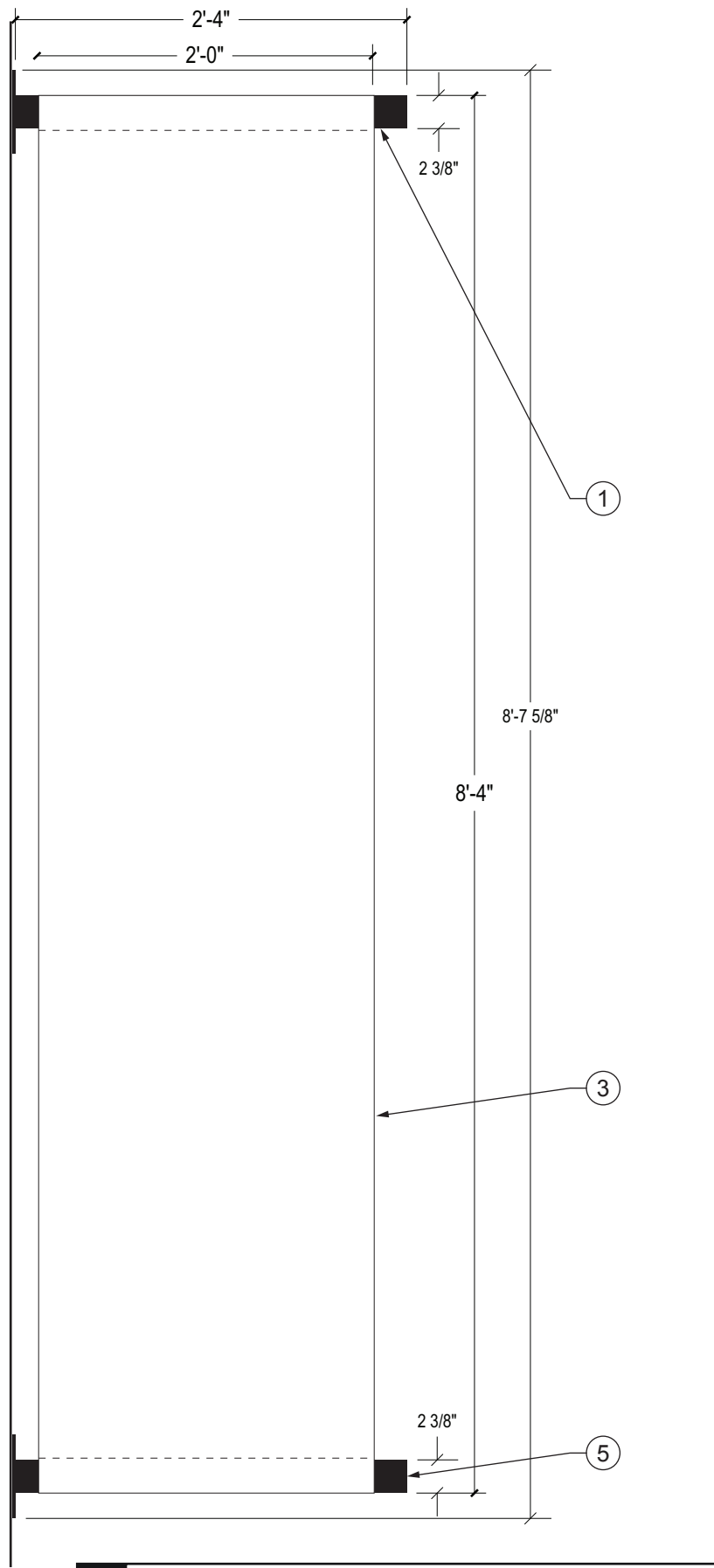
**9720**    **5613**

Art #    SO #

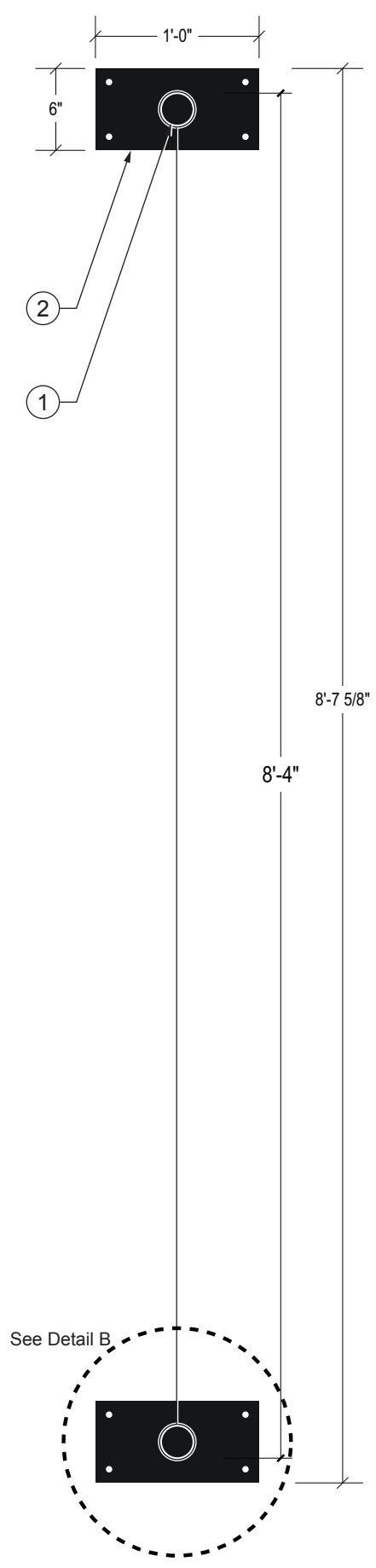
PRINTED: 6 / 4 / 2019

FIRST PRINT: 5/13/19

**1**  
SHEET



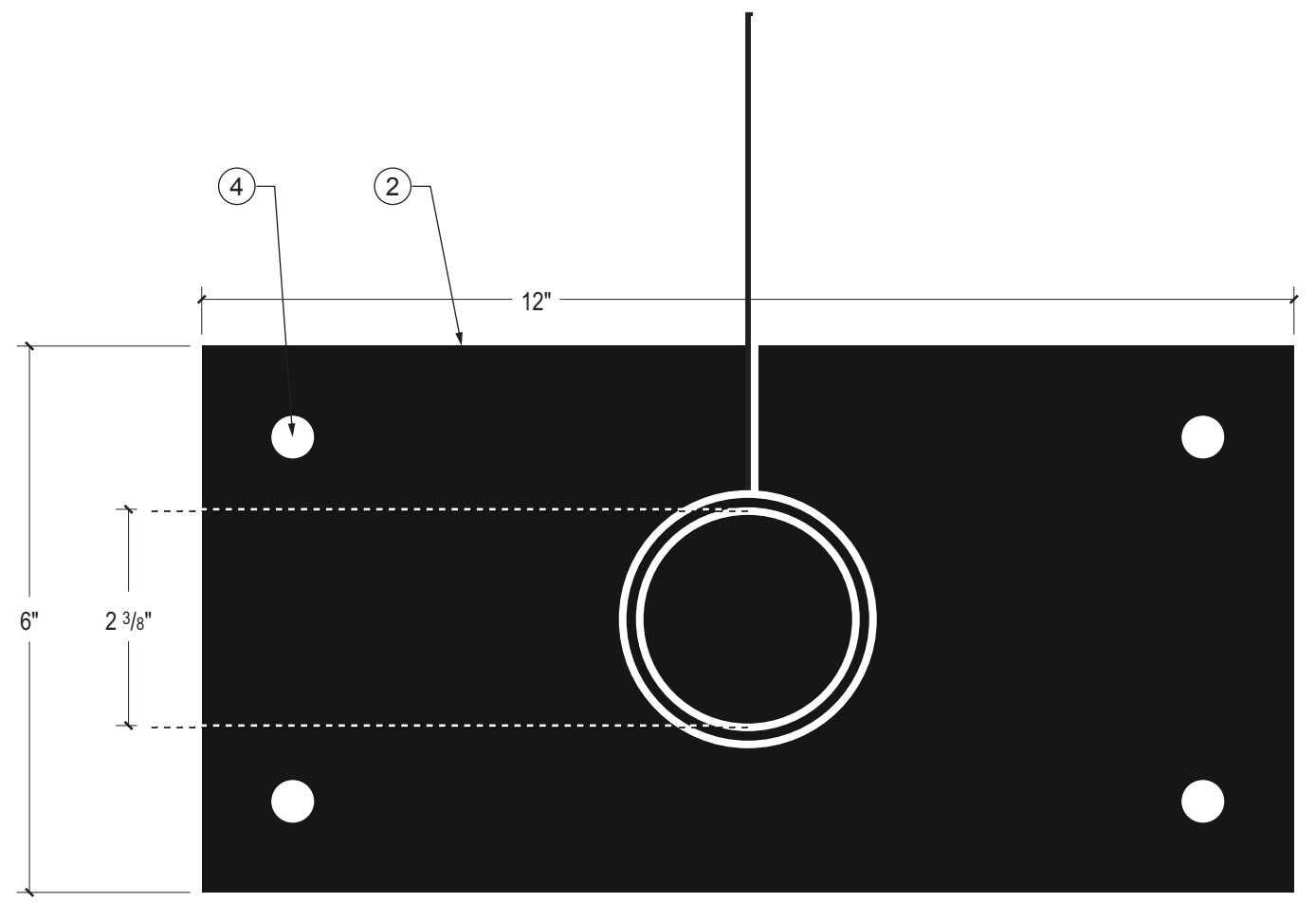
**A Elevation** scale: 1" = 1'-0"



**B Detail** scale: 1:2

- ① 2" Schedule 40 Aluminum Pipe, Weld both sides
- ② 3/8" thick aluminum mounting plate painted matte black
- ③ Digital Print; block out vinyl graphic is printed on both sides
- ④ Field drill to hit mortar joints, Use 1/2 x 4" anchors
- ⑤ Cap ends

Vector Art Required



All mounting holes fall within mortar on building facade. **MAY NOT drill into brick.**

REVISIONS:


APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT  
 DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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

<p><b>Applicant</b> Roy Ley of Hoke Ley Architecture and Design on behalf of John and Erica Gascon, property owners of record.</p> <p><b>Standards for Review</b> Chapter 22</p> <ul style="list-style-type: none"> <li>• Standard 9</li> </ul> <p>Environs</p> <ul style="list-style-type: none"> <li>• Albert &amp; Sarah Sirpless House (1002 Pennsylvania Street) <ul style="list-style-type: none"> <li>○ Area 1</li> </ul> </li> <li>• William H. Schell House (945 Delaware Street) <ul style="list-style-type: none"> <li>○ Area 1</li> </ul> </li> <li>• Edmondson House (936 Pennsylvania Street) <ul style="list-style-type: none"> <li>○ Area 1</li> </ul> </li> <li>• Mann-Gray-Edmondson House (946 Pennsylvania Street) <ul style="list-style-type: none"> <li>○ Area 1</li> </ul> </li> </ul> <p><b>Associated Cases</b> DR-18-00050 Addition</p>	<p><b>Request</b> The applicant proposes to add a second story roof addition to the structure located at 941 Pennsylvania Street.</p> <p><b>Reason for Request</b> The property is located in the environs of the Albert &amp; 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><b>Staff Recommendation</b> <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>
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**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.

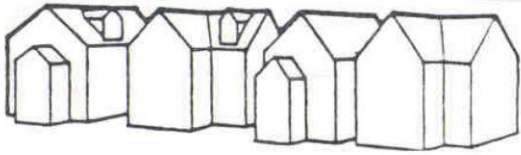
New additions in a contemporary design are not discouraged by the Standards and Guidelines of Chapter 22. The Secretary of the Interior's Standards also allow for contemporary design. The design, however, should be compatible with the listed properties and their environment. Compatibility is key to keeping 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.

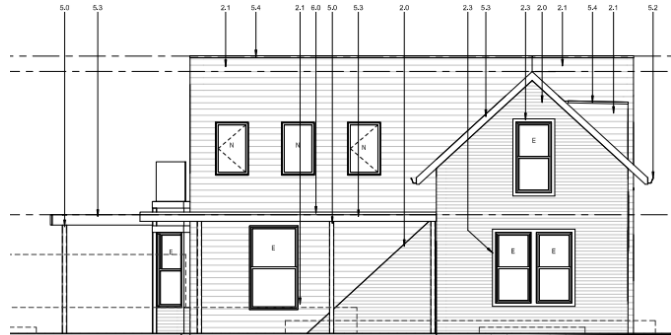
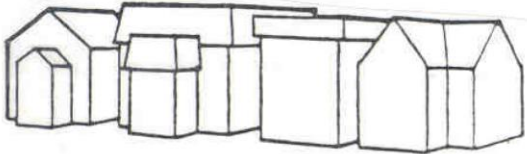


## ROOF SHAPES

**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

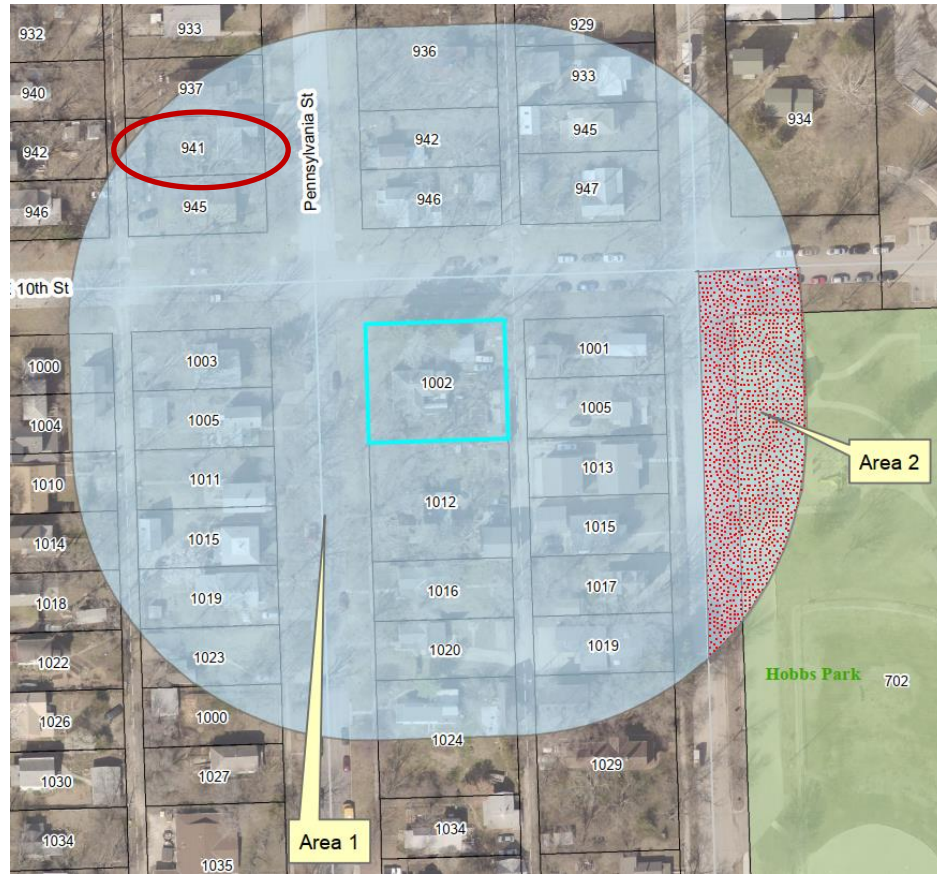
### Albert & Sarah Sirpless House (1002 Pennsylvania Street)

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)

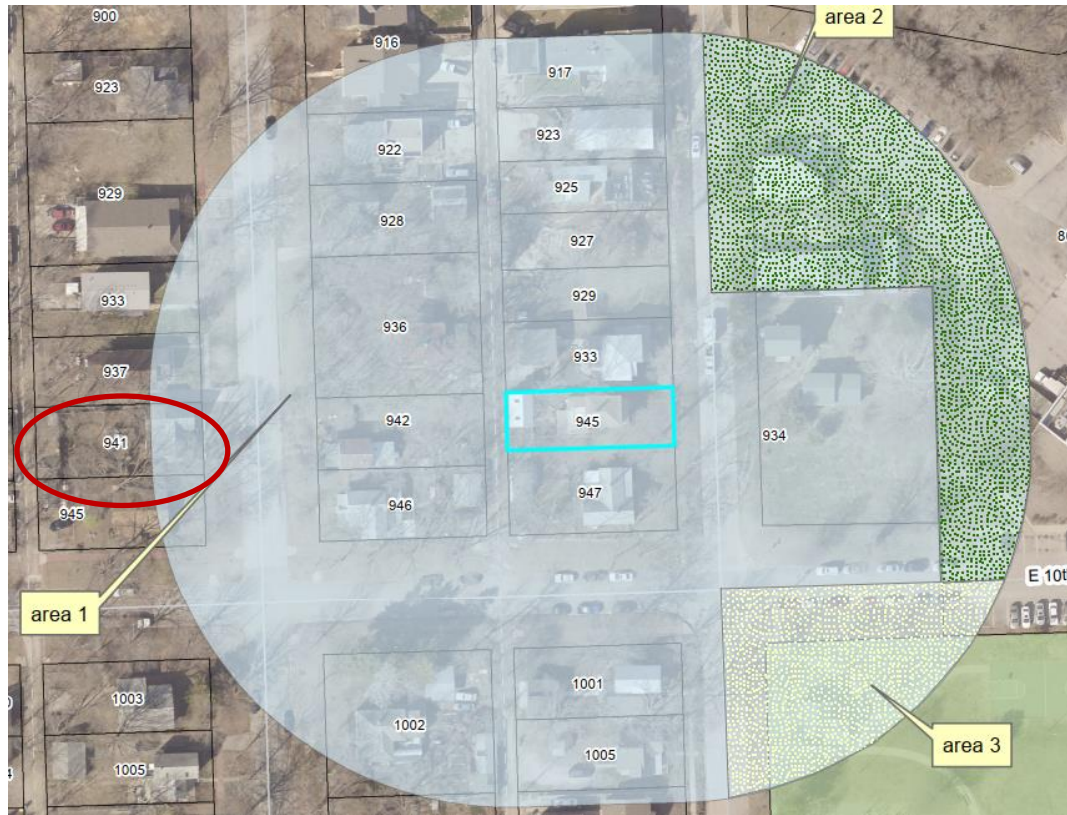
The Environs for the 945 Delaware Street, the William H. Schell House, should be reviewed in the following manner. The Environs are divided into three areas (see attached map). The subject property is located in Area 1 and the following standards apply:

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)

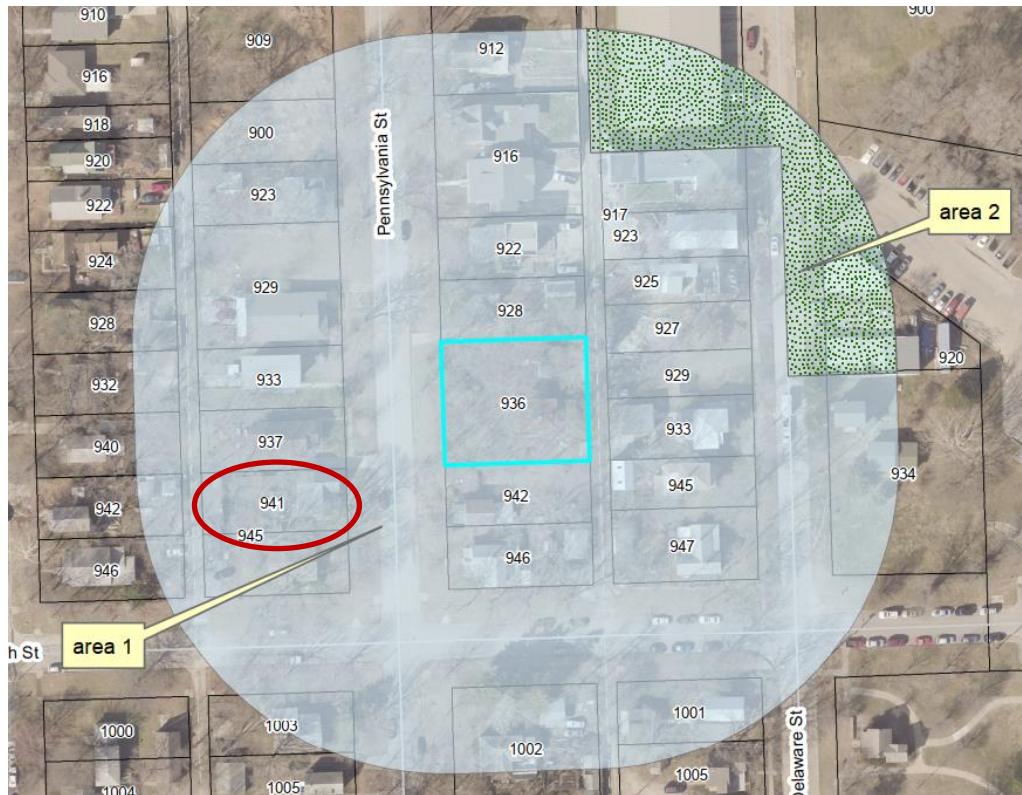
The Environs for the 936 Pennsylvania Street, the Edmondson House, should be reviewed in the following manner. The Environs are divided into two areas (see attached map) and the subject property is located in Area 1. The following standards apply:

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)

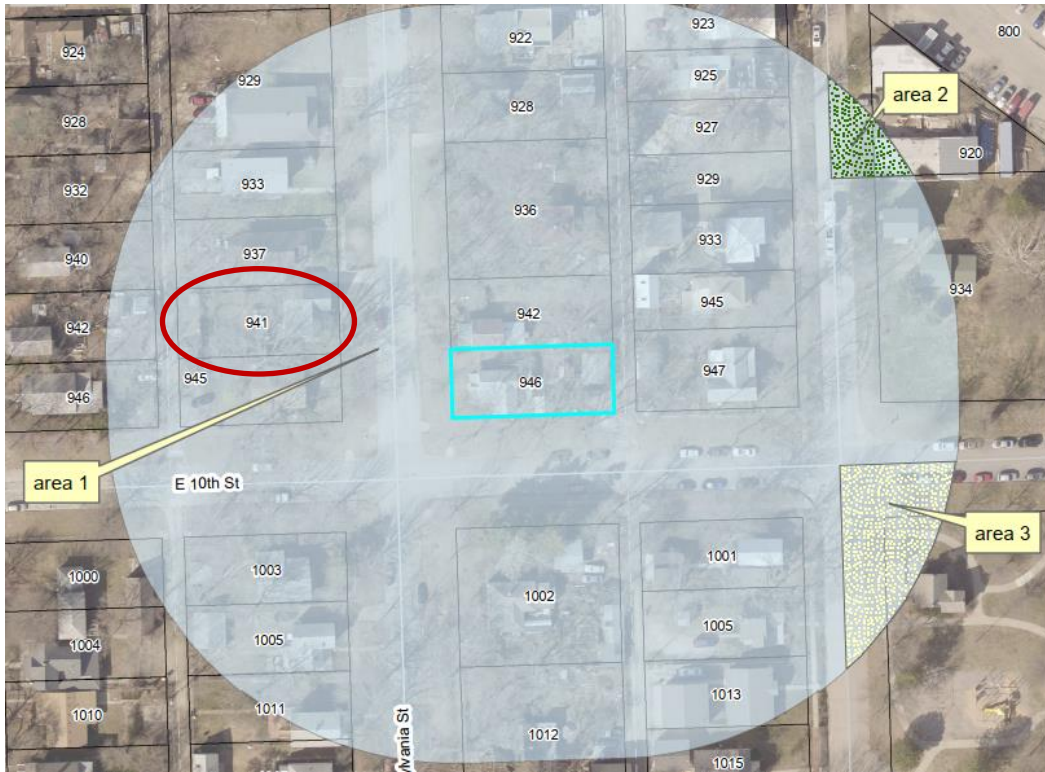
The Environs for the 946 Pennsylvania Street, the William H. Schell House, should be reviewed in the following manner. The environs are divided into three areas (see attached map) and the subject property is located in Area 1. The following standards apply:

**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 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://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](mailto: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 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://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 <b>RS-5</b>	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		
<b>Are you also submitting any of the following applications?</b>			
• 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 ( )

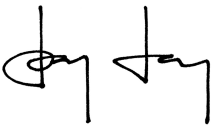
**REQUIRED ATTACHMENTS:**

- 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 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://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 12<sup>th</sup> day of August, 20 19, make the following statements to wit:

*6th JA*  
*✓ AL*

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.

Owner

Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

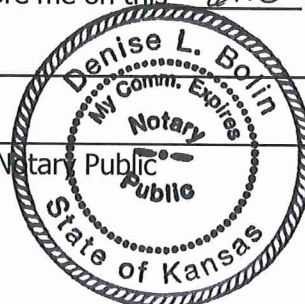
The foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of August, 20 19.

by

*Denise L. Bolin*

My Commission Expires: 10/1/2022

Notary Public



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

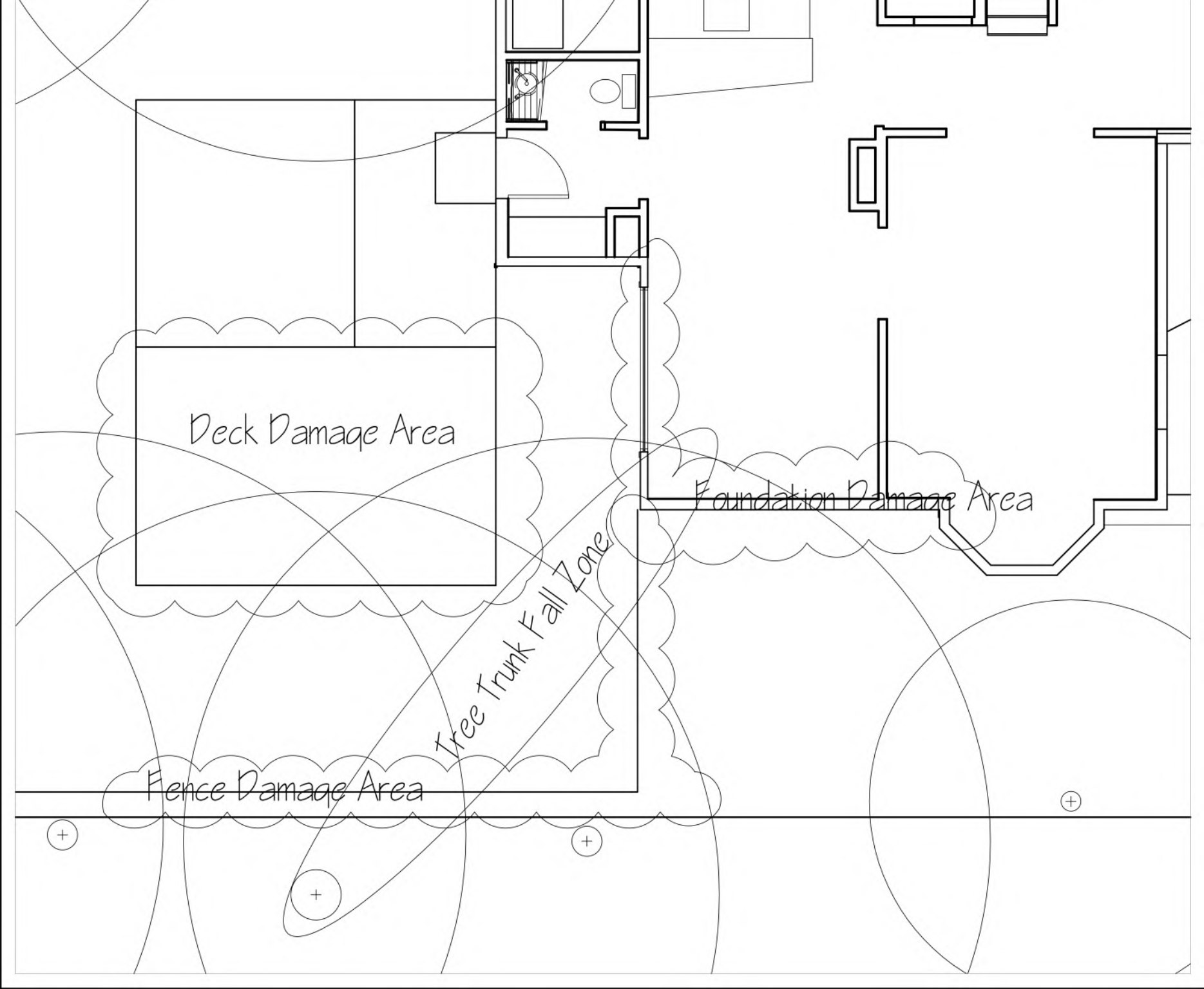
Fence Damage Area

+

+

+

+





TREE  
DAMAGE

167 SIX-FOOT BALCONY\*\*



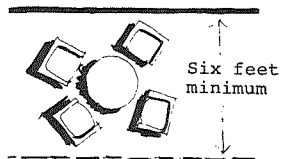
. . . in various places ARCADES (119) and GALLERY SURROUND (166) have helped you to imagine some kind of a balcony, veranda, terrace, porch, arcade along the building edge or half-way into it. This pattern simply specifies the depth of this arcade or porch or balcony, to make sure that it really works.



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

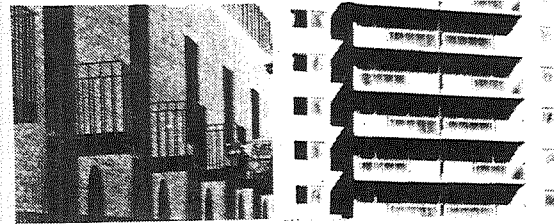
Balconies and porches are often made very small to save money; but when they are too small, they might just as well not be there.

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.

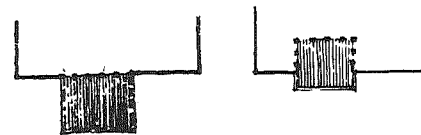


*Narrow balconies are useless.*

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,



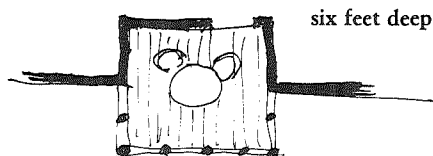
*Not this . . . . . this.*

## 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

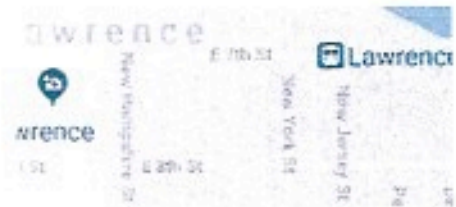


Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011





1204 Connecticut St

Front Porch Setback Precedent

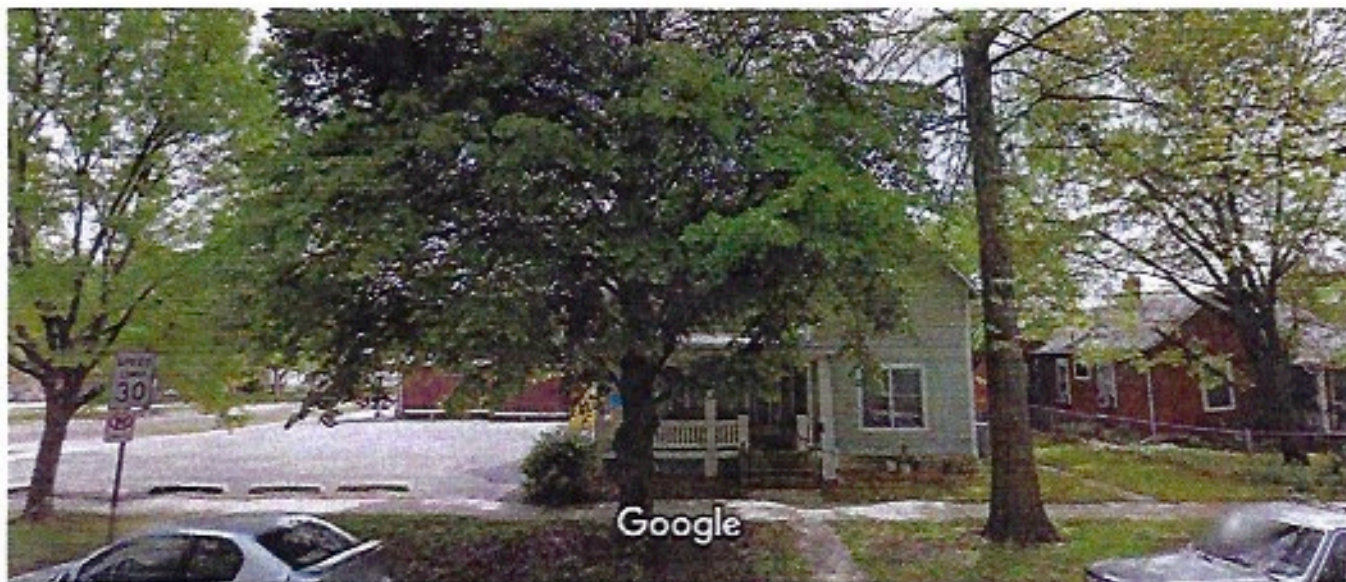
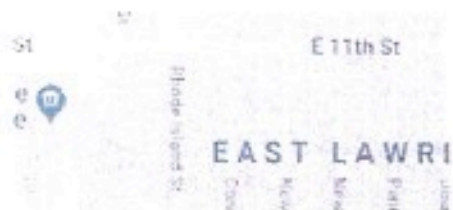


Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011





1221 Connecticut St  
Front Porch Setback Precedent

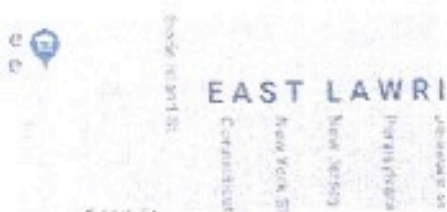


Image capture: May 2011 © 2018 Google

Lawrence, Kansas

Google, Inc.

Street View - May 2011



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

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 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

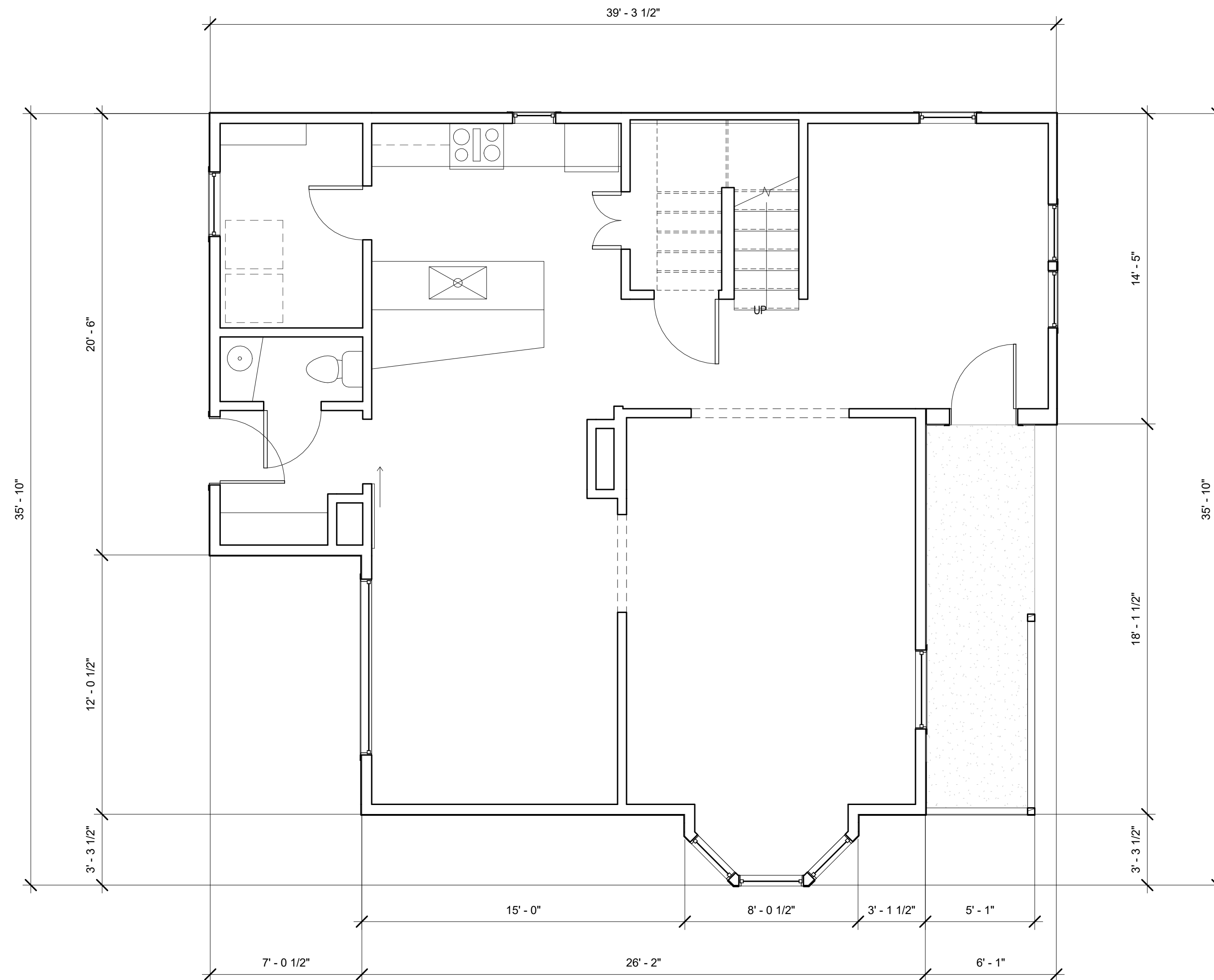
## GENERAL NOTES

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

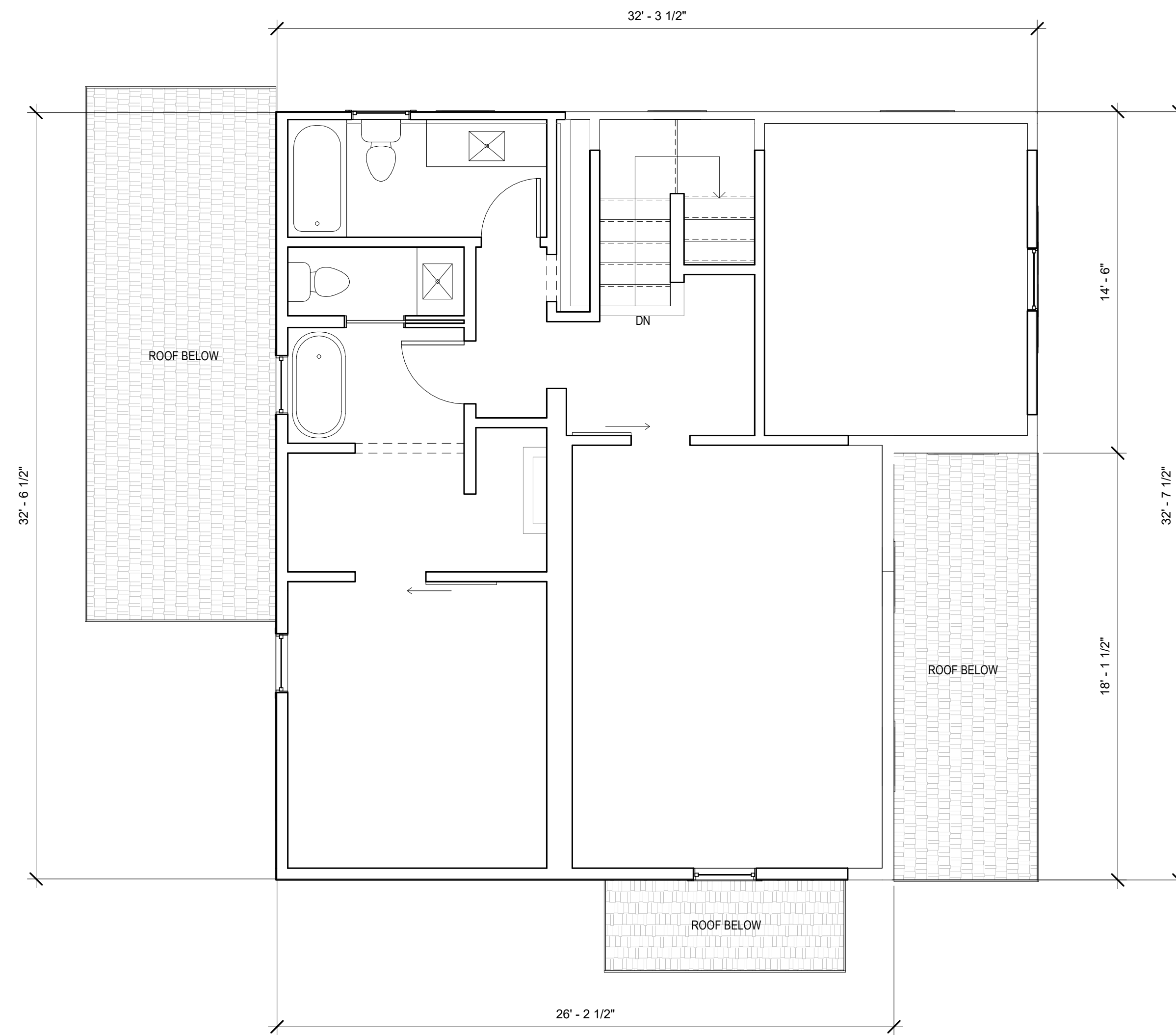
**SHEET TITLE:**

EXISTING FIRST FLOOR  
PLAN

**SHEET:**

D2.1

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



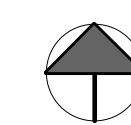
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**CLIENT:**

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

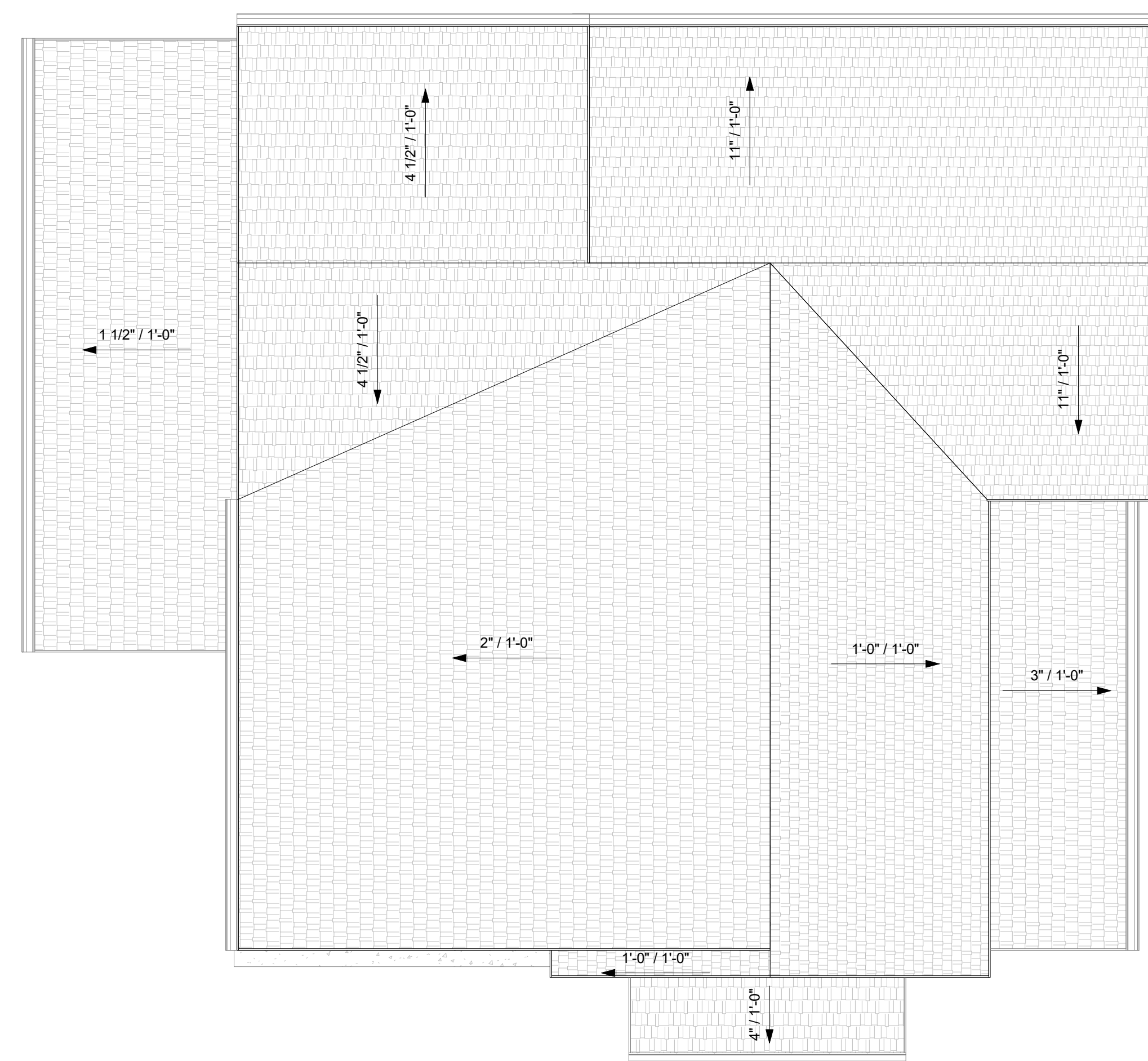
**PROJECT:**

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:**

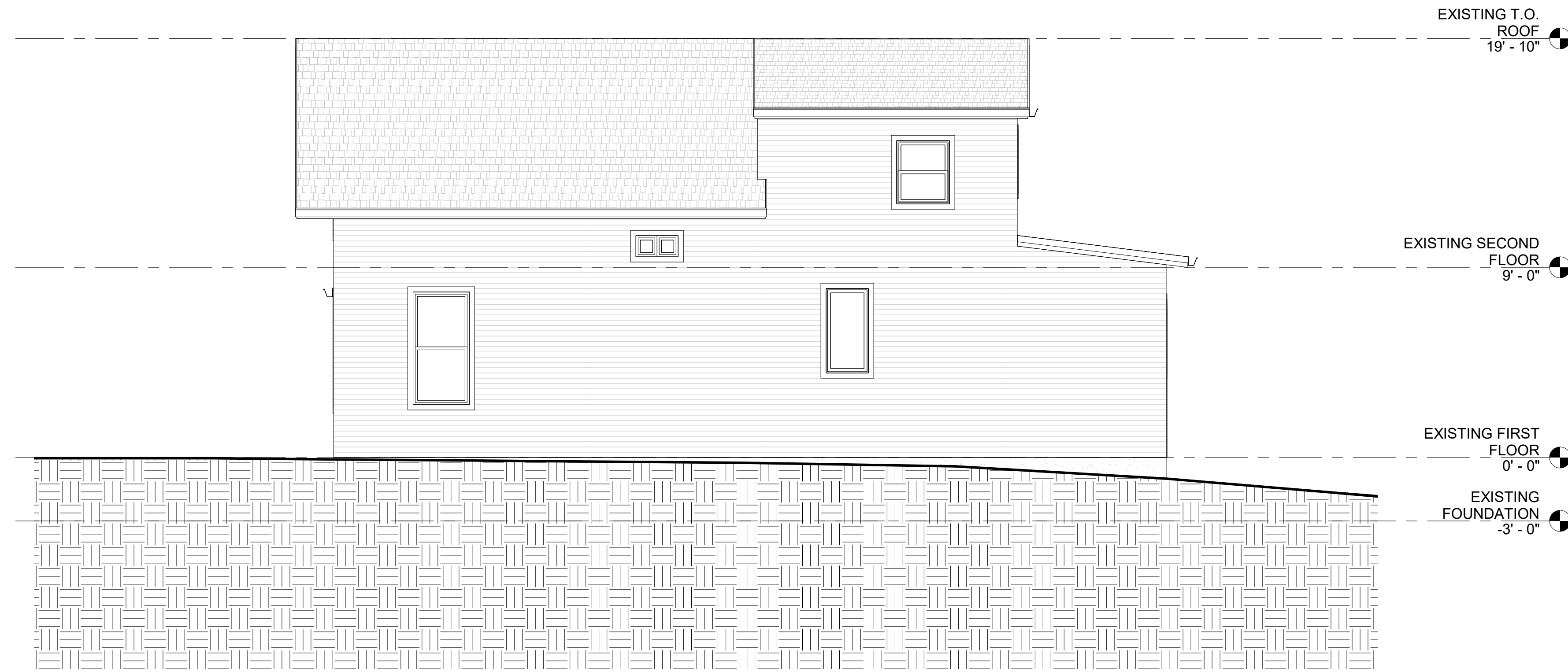
08/12/19

**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

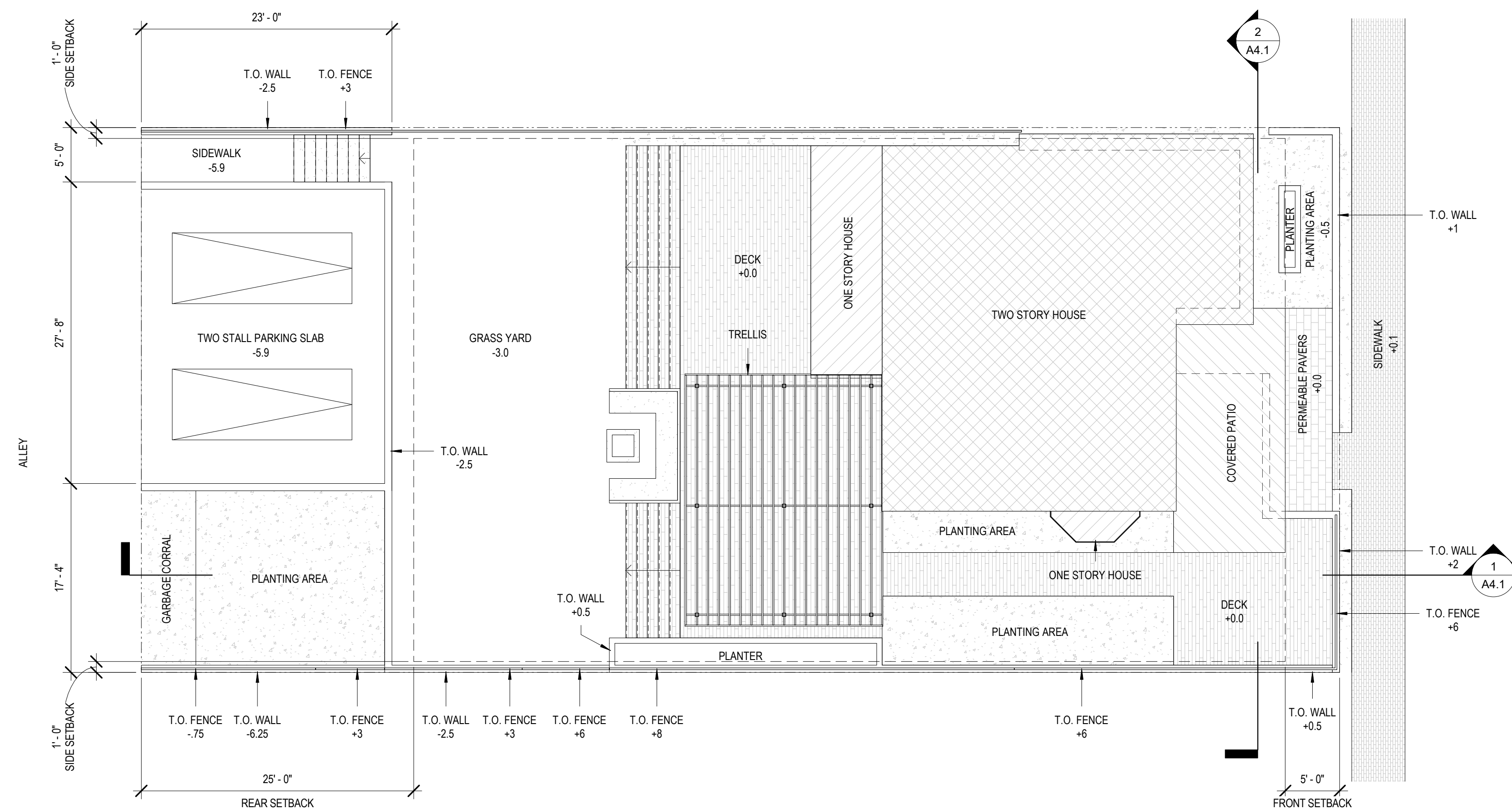
### PROJECT:

GASCON RESIDENCE  
941 PENNSYLVANIA ST  
LAWRENCE, KS 66044

### CLIENT:

JOHN & ERICA GASCON  
941 PENNSYLVANIA ST  
LAWRENCE, KS 66044

### ISSUE:



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

### NOTES

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

### DATE:

08/12/2019



### SHEET TITLE:

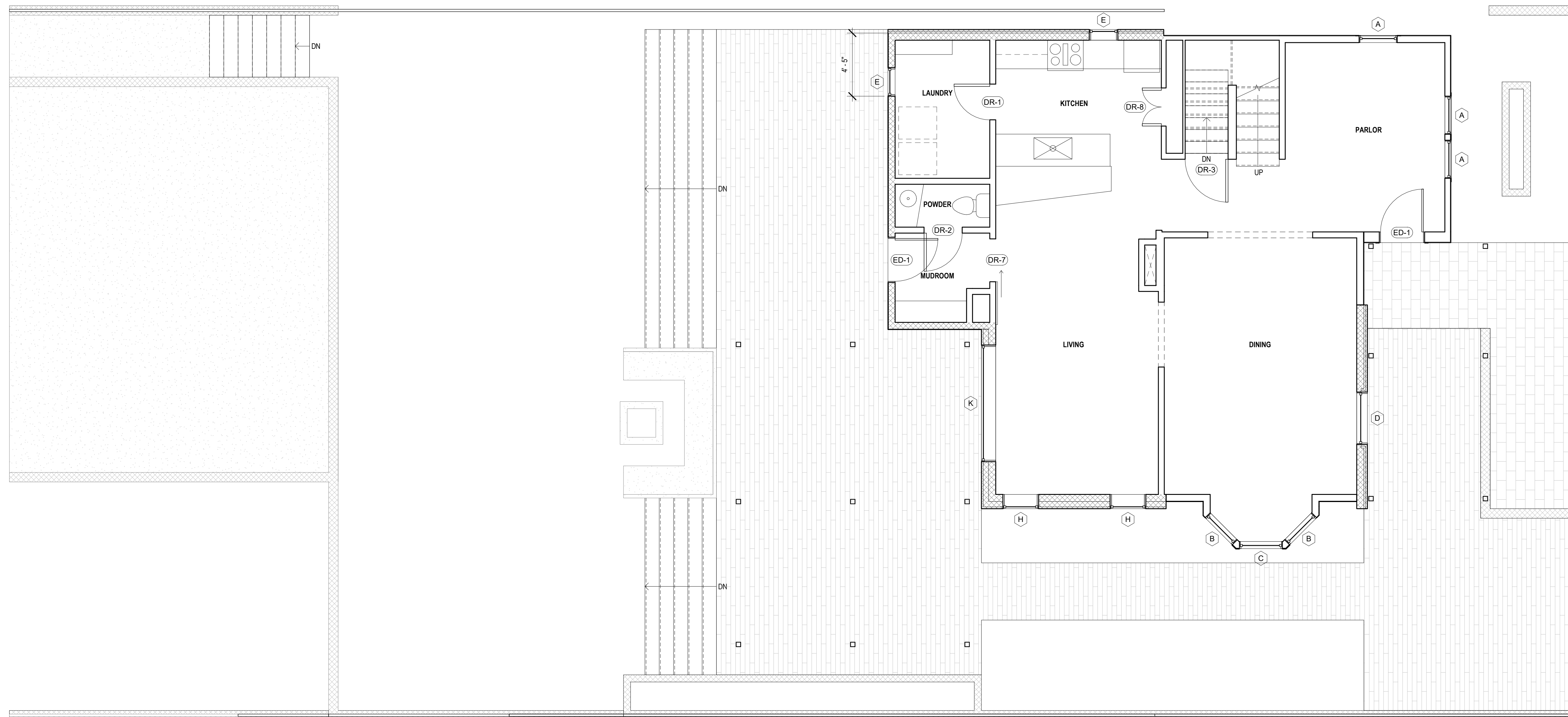
SITE PLAN

### 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:**

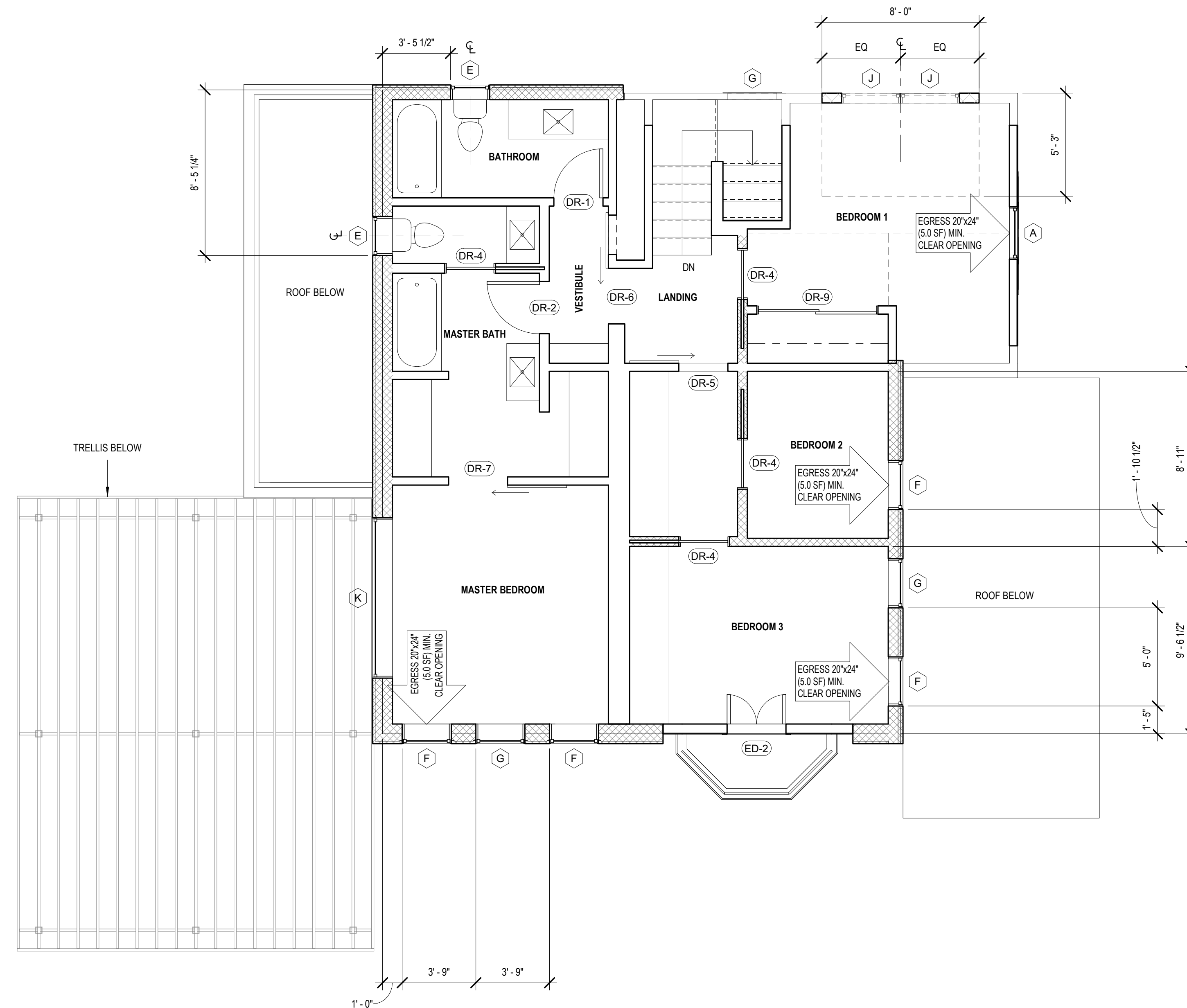
FIRST FLOOR PLAN

**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 66044

**ISSUE:**

**DATE:**

08/12/2019

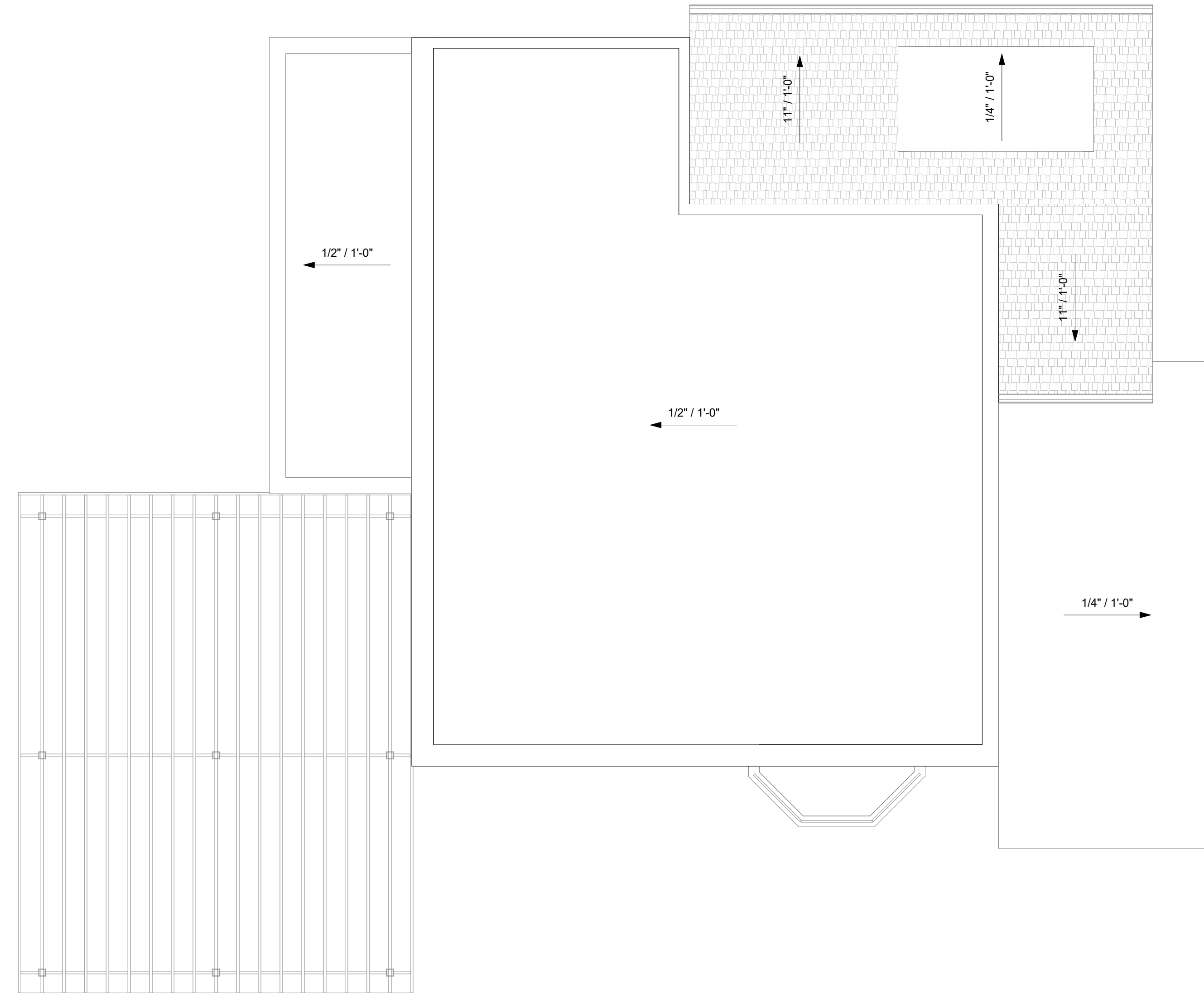
**SHEET TITLE:**

SECOND FLOOR PLAN

**SHEET:**

A2.2

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



**PROJECT:**

GASCON RESIDENCE  
941 PENNSYLVANIA ST  
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**CLIENT:**

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941 PENNSYLVANIA ST  
LAWRENCE, KS 66044

**ISSUE:**

**DATE:**

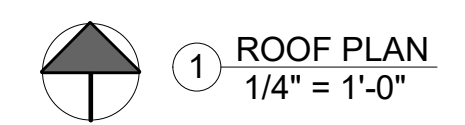
08/12/2019

**SHEET TITLE:**

ROOF PLAN

**SHEET:**

A2.3



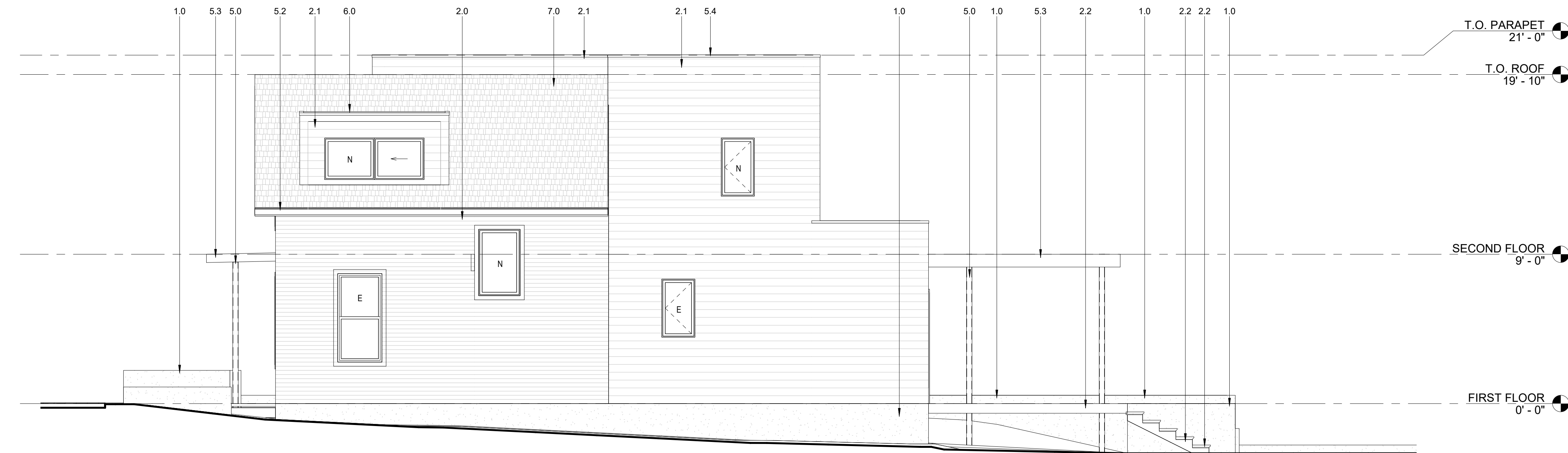
**PROJECT:**

GASCON RESIDENCE  
941 PENNSYLVANIA ST  
LAWRENCE, KS 66044

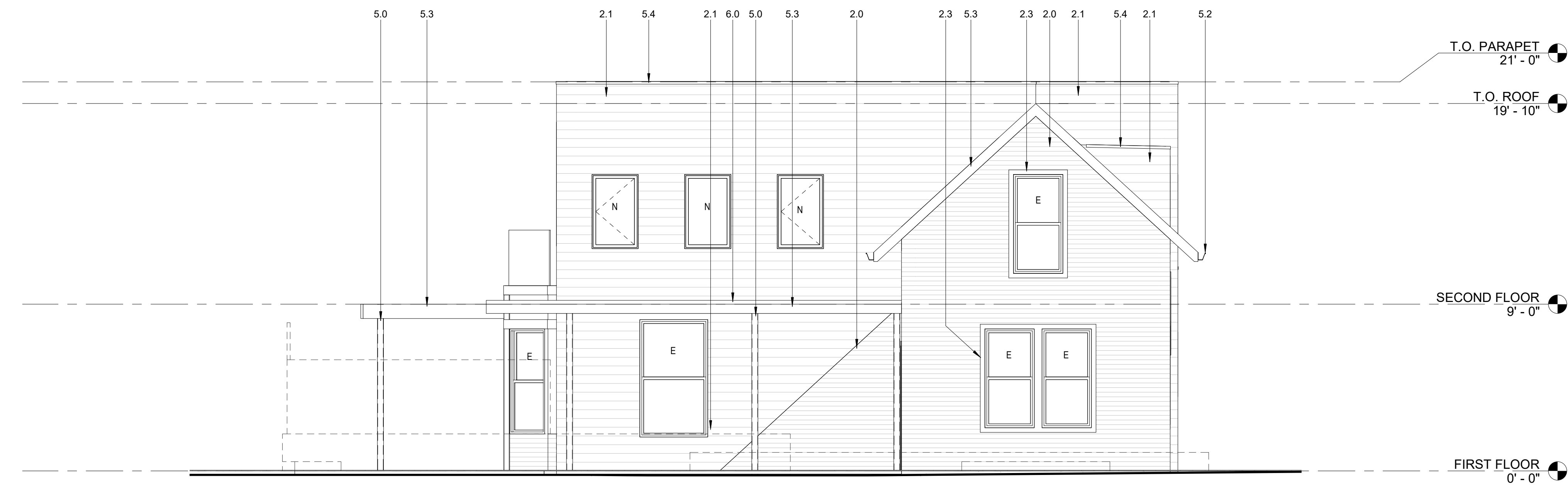
**CLIENT:**

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:**

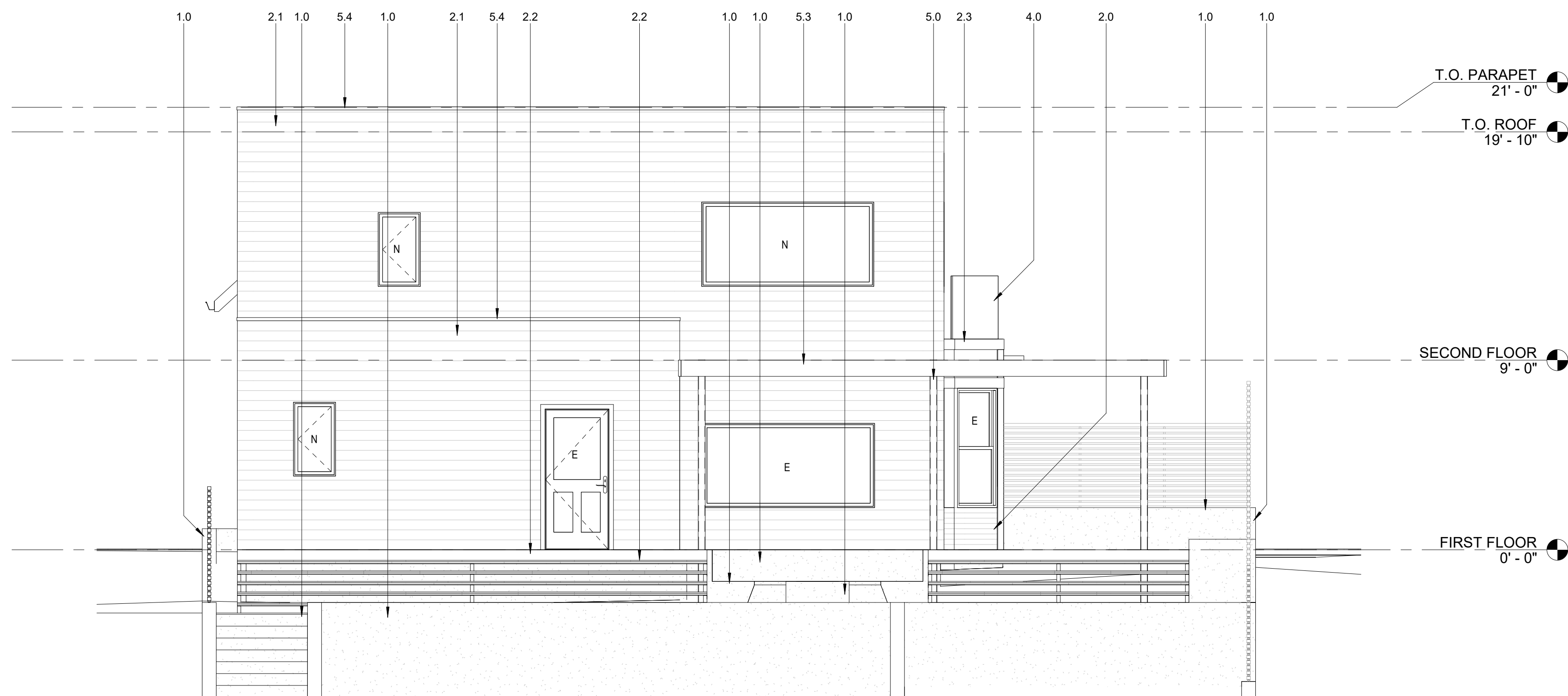
GASCON RESIDENCE  
941 PENNSYLVANIA ST  
LAWRENCE, KS 66044

**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

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**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

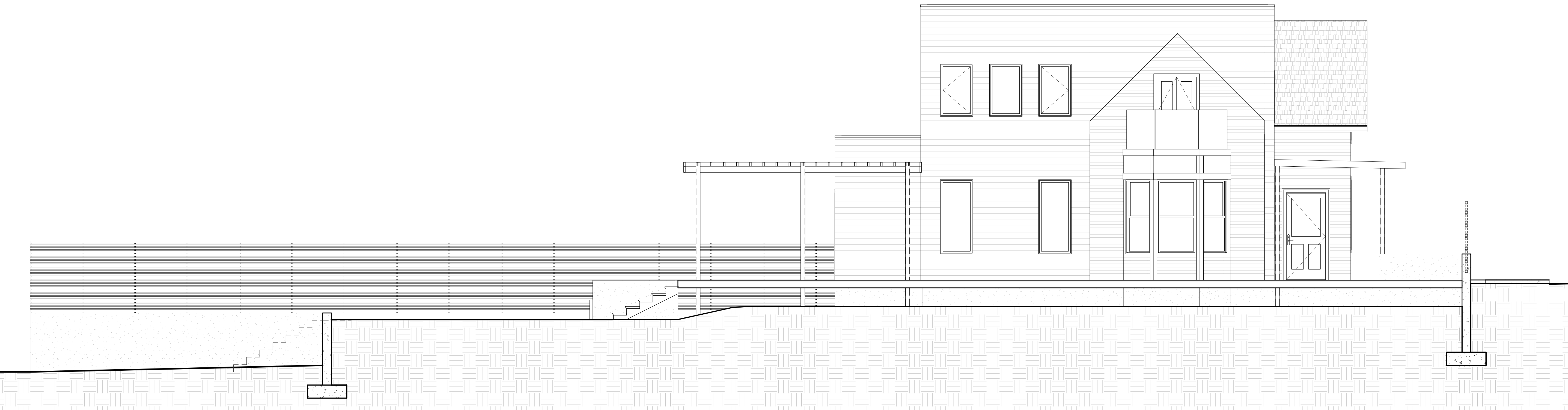
**PROJECT:**

GASCON RESIDENCE  
941 PENNSYLVANIA ST  
LAWRENCE, KS 66044

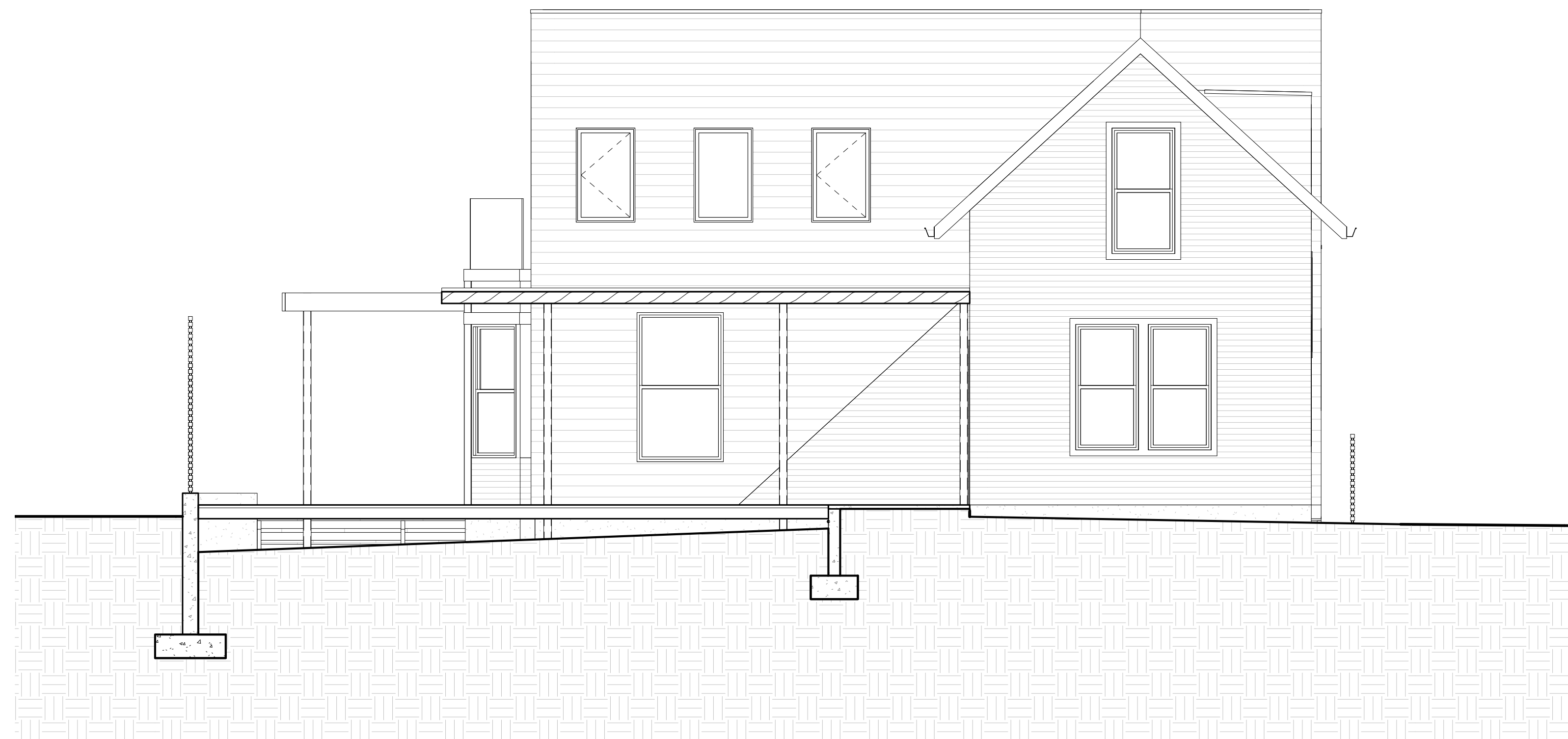
**CLIENT:**

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:**

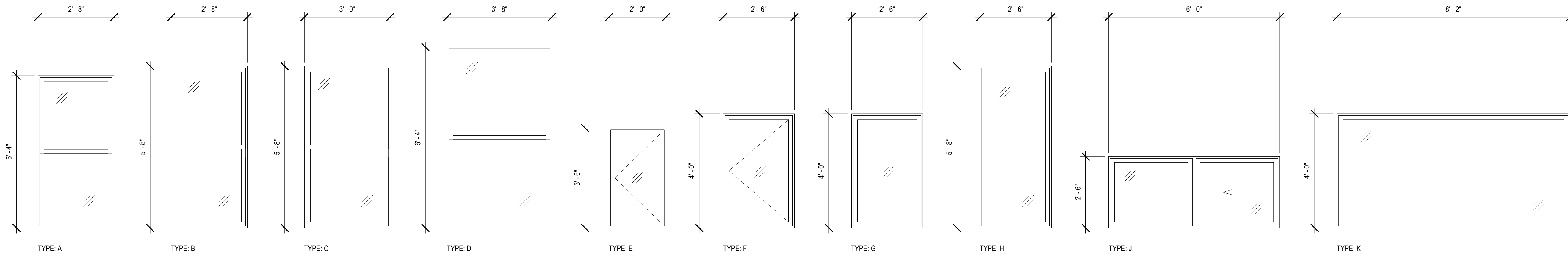
08/12/2019

**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	

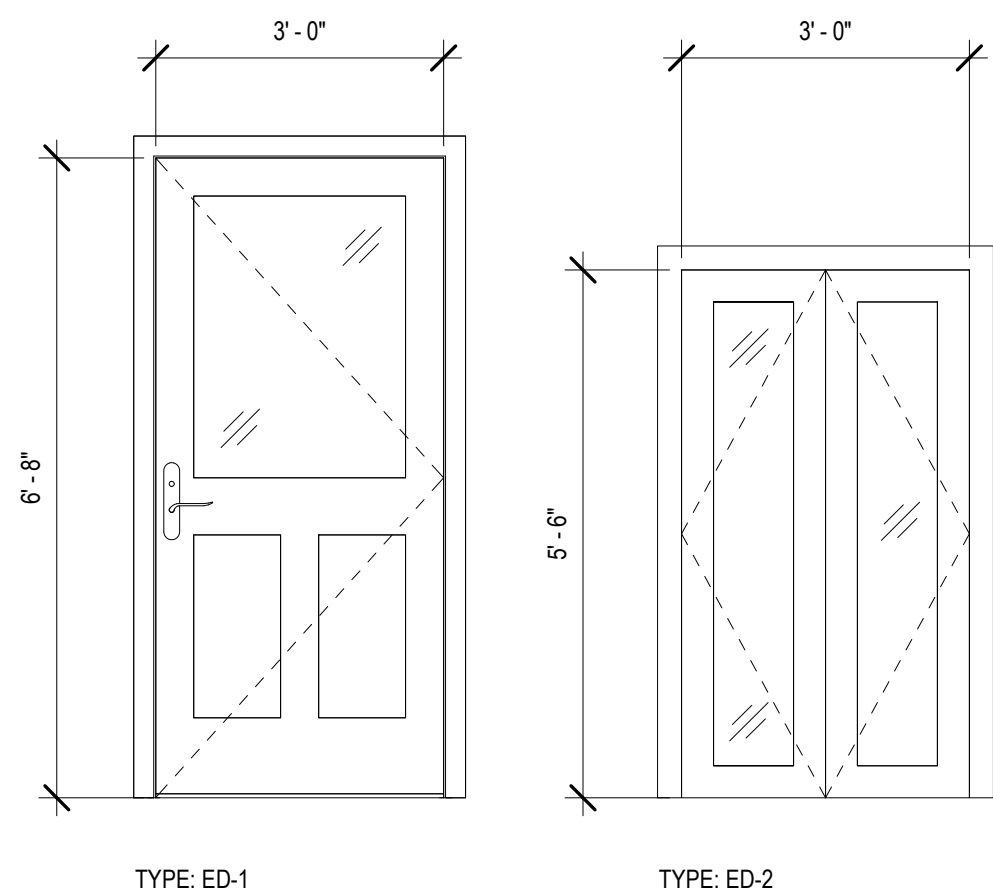
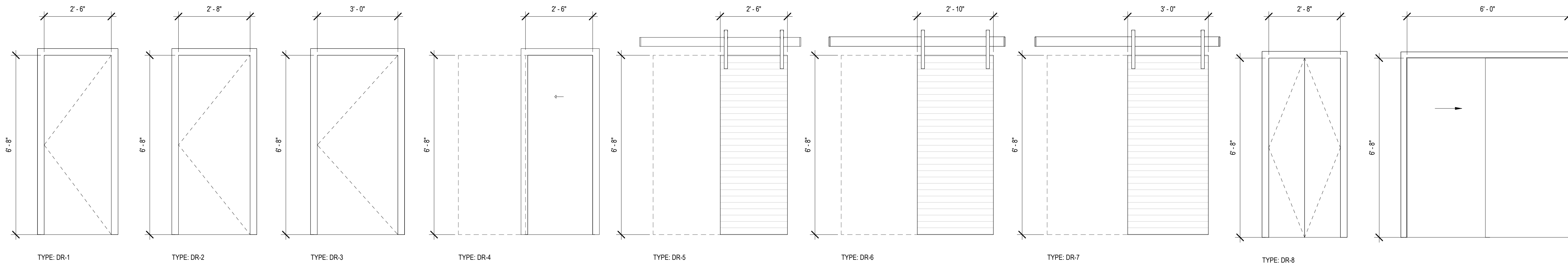
**PROJECT:**

GASCON RESIDENCE  
941 PENNSYLVANIA ST  
LAWRENCE, KS 66044

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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



-----Original Message-----

From: Bruce Eggers <[eggers.bruce@gmail.com](mailto:eggers.bruce@gmail.com)>

Sent: Saturday, September 7, 2019 8:54 PM

To: Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>

Cc: [mveatch@gmail.com](mailto:mveatch@gmail.com); [kelly.erby@gmail.com](mailto:kelly.erby@gmail.com); [abailey@sloanlawfirm.com](mailto:abailey@sloanlawfirm.com);  
[kentfry@gmail.com](mailto:kentfry@gmail.com); [brenna.buchanan@me.com](mailto:brenna.buchanan@me.com); [chad.c.foster@outlook.com](mailto:chad.c.foster@outlook.com);  
[dave.evans@gouldevans.com](mailto:dave.evans@gouldevans.com)

Subject: 941 Pennsylvania St Renovation

Dear Historic Resource Commissioners:

I am writing in support of the proposed renovations to the house at 941 Pennsylvania St. submitted by the John Gascon family.

I've reviewed the drawings and I appreciate the creativity and design aesthetic the house would bring to our already eclectic selection of buildings. The block already contains a wide variety of forms and styles, and I think it'd be great to have yet another flavor added to the variety we already enjoy. I live up the street at 904 Pennsylvania and would have the pleasure of seeing it every day, and having neighbors to enjoy when the house is occupied again. It seems to be a win all around- by preserving the outline of the older house hats are tipped to Lawrence history, the very unattractive vinyl siding will be replaced by gorgeous new materials, and the added space will make the home suitable for the way people want to live in 2019. I hope the HRC agrees with my assessment and speedily blesses the project.

Sincerely,  
Bruce Eggers  
904 Pennsylvania St  
Lawrence Ks 66044

(785) 760 0945

**From:** Molly Krause <[mmk1213@gmail.com](mailto:mmk1213@gmail.com)>  
**Sent:** Monday, September 16, 2019 9:16 AM  
**To:** Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>  
**Subject:** Letter of support for 941 Penn application

September 16, 2019

Dear HRC,

We've lived in East Lawrence for almost twenty years at 917 Delaware Street. We have rehabilitated three additional properties on our block because the restoration of the character of the homes on the east side is a high priority to us.

We support the application for the proposed remodel of 941 Pennsylvania because we believe that the investment in this property will enhance the surrounding historic properties. We urge you to support this project as it restores the quality and character of the homes in our neighborhood.

Sincerely,

Molly & Robert Krause  
(785) 218-4956

--

Molly Krause  
Realtor, Keller Williams Integrity  
(785) 218-4956