

Memorandum

City of Lawrence/Douglas County

Planning and Development Services

TO: Lawrence – Douglas County Planning Commission
Lawrence Historic Resources Commission

FROM: Jeff Crick, AICP, Planner II

CC: Scott McCullough; Planning and Development Services Director
Lynne Braddock Zollner, AICP; Historic Resources Administrator

Date: For the June 16th, 2016 Historic Resources Commission Meeting, and
For the July 25th, 2016 Planning Commission Meeting

RE: *Oread Neighborhood Design Guidelines* Rehearing Process and Outline

Background

The Lawrence – Douglas Co. Planning Commission and the Lawrence Historic Resources Commission held two joint meetings to discuss the proposed *Oread Neighborhood Design Guidelines* on [Thursday, February 18th, 2016](#) and [Monday, March 21st, 2016](#). Both commissions recommended approval of the guidelines and associated rezoning requests to implement them. After the official hearing of March 21st, 2016, staff discovered that the rezoning effort was not properly noticed in the neighborhood and a re-hearing must be completed.

Rehearing Process

To proceed with the adoption process for the *Oread Neighborhood Design Guidelines*, staff will restart the public notice and hearing process for both the Historic Resources Commission and the Planning Commission. This entails hearings before both recommending bodies, not in a joint format as was conducted previously in March. The items will be submitted to the City Commission after the re-hearings occur, which staff anticipates will be July at the earliest.

The issue does not stem from a fault with the Guidelines document, nor the recommendations by either commission. Instead, this stems from a process concern of not placing notice signs throughout the neighborhood as required by code. Proper notice and a rehearing of the items are required to remedy the situation. Staff has modified the *Oread Neighborhood Design Guidelines* based on the comments and recommendations from the March joint meeting, and anticipates a similar finding by the commissions as this process continues.

Document Updates

Since the meetings in the spring of 2016, Staff has incorporated the changes recommended at the joint meeting, while correcting grammatical and typographical errors. The major changes since that meeting are listed below:

1. Inclusion of nonconformity text to page 53
2. Inclusion of text indicating Oread Neighborhood Design Guidelines precedence over the Land Development Code when applicable to page 53
3. Correcting a District identification label on page 60: from District 5 to District 2

Lawrence/Douglas County Planning Office

OREAD NEIGHBORHOOD DESIGN GUIDELINES CITY OF LAWRENCE, KANSAS

6 JUNE 2016



Urban Development Services
Ann Benson McGlone, LLC.

LAWRENCE-DOUGLAS COUNTY PLANNING OFFICE

OREAD NEIGHBORHOOD DESIGN GUIDELINES

June 2016

URBAN DEVELOPMENT SERVICES + ANN BENSON MCGLONE, LLC

OREAD NEIGHBORHOOD DESIGN GUIDELINES

ACKNOWLEDGMENTS

CITY COMMISSION

2012

*Robert Schumm, Mayor
Michael Dever, Vice Mayor
Aron Cromwell
Hugh Carter
Mike Amyx*

2016

*Mike Amyx, Mayor
Leslie Soden, Vice Mayor
Stuart Boley
Matthew Herbert
Lisa Larsen*

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION

2012

*Bruce Liese, Chair
Bryan Culver, Vice Chair
Chad Lamer
Charles Blaser
Clay Britton
Jon Josserand
Lara Adams Burger
Pennie von Achen
Richard Hird*

2016

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Patrick Kelly, Vice Chair
Bryan Culver
Julia Butler
Jim Denney
Pennie von Achen
Bruce Liese
Eric Struckhoff
Rob Sands
James Carpenter*

HISTORIC RESOURCES COMMISSION

2012

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Chad Foster
Leslie Tuttle
Michael Arp
Sean Williams
Stan Hernly
Tracy Quillin*

2016

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OREAD NEIGHBORHOOD COMMUNITY

*Oread Neighborhood Association
Oread Residents Association*

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ORGANIZATION AND USE OF GUIDELINES



INTRODUCTION

The introduction to these Guidelines provides a very brief background and history of the Oread Neighborhood, a description of the forces that have shaped it over time and the factors leading to the preparation of these Design Guidelines.

It is recommended that all users of the Guidelines review this section to gain an understanding of the essential design qualities of the Oread Neighborhood that are important to the community.

CHAPTER 1

USER'S GUIDE

Chapter 2 provides basic information on the use of the Guidelines including a description of the processes for new construction, infill redevelopment, and renovation of existing buildings and property. Specifically, this section addresses Design Review, Permitting, Variances and Penalties for Violations.

CHAPTER 2

CHARACTER OF THE NEIGHBORHOOD

Chapter 3 contains a general description of the character defining features of the neighborhood in three important areas.

- The public realm includes the areas that are outside the property lines, such as streets, sidewalks and alleys, landscaping, historic elements and variations by districts.
- Individual lot and site character is defined by configuration and the relationship of the principal building to the street and side yards.
- Architectural styles and related scale and size of buildings are also identified.

CHAPTER 3

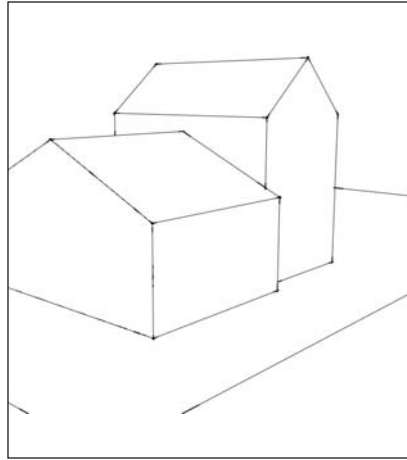


NEIGHBORHOOD-WIDE DESIGN GUIDELINES

Chapter 4 addresses guidelines that are applicable across the neighborhood in all districts. Guidelines address:

- Public realm – streets, sidewalks, parkways, front yard landscaping, retaining walls and fences, alleys and front yard setbacks.
- Site development guidelines address the relationship of lots/buildings to one another, the development of individual lots including open space, on-site parking, main and accessory structures.
- Building guidelines address the defining architectural elements specific to each building such as massing, roof shape and slope, porches, fenestration, building materials, details, additions, exterior lighting, emergency egress and sustainability features.

CHAPTER 4



DISTRICT SPECIFIC DESIGN GUIDELINES

Chapter 5 identifies guidelines for variations within Stadium North (District 1), High Density (District 2) and the two historic districts – Hancock (District 4) and Oread (District 5).

CHAPTER 5



COMMERCIAL & MIXED USE DESIGN GUIDELINES

Chapter 6 contains guidelines for non-residential properties, addressing site development, building design, location of parking and types and design of signage.

CHAPTER 6



CHAPTER 1: INTRODUCTION

The purpose of the Oread Neighborhood Design Guidelines is to provide a shared understanding of the principal design characteristics that help shape and define the Oread Neighborhood. Over time, as the neighborhood changes and evolves, these essential design characteristics will be maintained and enhanced to ensure that the unique and historic character of the neighborhood remains.

The Design Guidelines are intended to give owners, developers, design review board members, staff and elected officials a clear understanding of the expectations of the design review process. The Design Guidelines should make the review process more predictable and therefore more efficient.

The Design Guidelines are intended to encourage development that conforms to the size, orientation and setting of existing buildings in the neighborhood; reduce the need for zoning variances for structures that conform to the patterns of the existing neighborhood; identify the important physical characteristics of the neighborhood; foster development that is

compatible; conserve cultural and historic resources; maintain property values; and encourage investment.

The design guidelines are intended to be a resource to homeowners, property owners, architects, developers, Commissioners and City Staff. The guidelines should lay the groundwork for positive dialogue between the various stakeholders. It is anticipated that the guidelines will be a source of inspiration that will help property owners understand what it means to build structures that are compatible with the neighborhood.

The Goals for the Oread Neighborhood Design Guidelines are intended to capture the breadth and depth of the community's vision for their neighborhood, and can be a reminder of the neighborhood's ability to work together to achieve common solutions that benefit all. The goals were developed by the community during the public workshops.

1.A. BACKGROUND & 1.B. COMMUNITY PARTICIPATION



Much of the neighborhood is occupied by students living in traditional larger single-family residences.



The Oread Neighborhood Plan, approved in 2010, seeks to retain the character of the neighborhood.

A. BACKGROUND AND NEIGHBORHOOD PLAN

The Oread Neighborhood is situated between a thriving downtown and the University of Kansas. The neighborhood is attractive to home owners as well as students because of the proximity to both the university and downtown. These same attributes make it attractive to landlords, developers and others looking for investment opportunities. Each of these different interest groups has a vision and interest in the development of the neighborhood.

The Oread Neighborhood differs significantly from adjacent single family neighborhoods in that the majority of Oread Neighborhood is zoned multi-family. The higher density brings more concerns about parking, trash, privacy, noise and code compliance. As residences are enlarged or converted to rental units, issues have been raised concerning the design integrity of the neighborhood.

In an attempt to address these concerns the City/County Planning Commission recommended and the City Commission adopted a Neighborhood Plan for Oread in 2010. Through a lengthy inclusive process, many of the neighborhood issues and concerns were identified. An action plan was developed to systematically address these issues. It was recognized at that time that the Oread Neighborhood consisted of five distinct areas whereby design guidelines would be beneficial. Accordingly, an implementation plan was established to create overlay districts to address the specific needs of certain areas. These guidelines address the specific needs of each overlay area.

B. COMMUNITY PARTICIPATION

These guidelines were developed in a collaborative manner with input from community interest groups and City Staff. A community meeting and three community workshops were held to determine the community's interest, concerns, priorities and goals regarding the physical development of their neighborhood.

The meetings were attended by a mixture of people who both owned property and lived in the neighborhood, or who owned property and invested in the neighborhood. There was very little attendance by people who rented in the neighborhood. Most of the participants had been actively involved in the earlier neighborhood planning process.

Attendees were asked what was the one thing they would change about their neighborhood, what their favorite architectural feature was, what was the top design priority that needed to be resolved and what were their worries about adopting design guidelines.

The community also had an opportunity to react to a variety of housing types, densities and styles to help establish the level of community preferences, interest and support for alternative housing forms. The guidelines are a direct result of the community input.

These guidelines are exclusive to the Oread Neighborhood and are a direct reflection of the diversity and interest of the people who compose this distinctive place.



Initial community meeting on April 13, 2012.



Community workshop on April 14, 2012.



Community Workshop on April 14, 2012.

1.C. WHY HAVE DESIGN GUIDELINES & 1.D. HISTORY OF PLANNING



Guidelines should encourage changes that are compatible with the neighborhood.



Guidelines should encourage quality development.



Guidelines should protect unique character.

C. WHY HAVE DESIGN GUIDELINES?

- To sustain the unique character of a place
- Assure that changes to the neighborhood are in keeping with that character
- Encourage quality development which protects investment and helps attract other quality developers
- Establish clear development expectations for both neighbors and developers
- Reduce tensions related to development/redevelopment within the neighborhood
- Establish a framework for change
- Create a cohesive neighborhood attractive to both homeowners and developers
- Encourage creativity and a diverse range of architecture within a framework of community expectations

D. STRONG HISTORY OF COMMUNITY PLANNING

The Design Guidelines are built on a strong history of community planning. Beginning in 1979, the neighborhood created the original Oread Neighborhood Plan. In 1998 the neighborhood participated in the city-wide *Horizon 2020*, a Comprehensive Plan for Lawrence and Unincorporated Douglas County. The Hancock Historic District was listed in the National Register of Historic Places in 2004 and in 2007 the Oread Historic District was placed on the National Register of Historic Places. An updated Neighborhood Plan was adopted in 2010.

These Design Guidelines are based on the Goals, Policies and Implementation Strategies outlined in the Oread Neighborhood Plan of 2010. Listed on the following page are those policies and strategies that are specific to the overlay district design guidelines.

2010 OREAD NEIGHBORHOOD PLAN DESIGN GUIDELINE EXCERPTS

3.1.1.1 Land Use Policies

B. Create overlay district(s) to establish appropriate standards for specific areas regarding density, bulk, massing, and scale, building coverage, mix of housing types, and parking requirements.

E. New development should respect the historic integrity of the neighborhood.

3.1.1.2 Land Use Implementation Strategies

A. Encouraging more owner occupants and families to locate in the planning area is an important key to the long-term health of the neighborhood. Families can bring an increased level of stability and contribute to the diversity of the character of the area. (Policy 3.1.1.1.A)

1. Action - Amend the Land Development Code to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards.

B. There is growing concern about congregate living. Parking, building lot coverage, and number of bedrooms permitted are some of the issues that have been identified. (Policy 3.1.1.1.B and Policy 3.1.1.1.C)

1. Action - Amend the Land Development Code to address neighborhood concerns while maintaining congregate living as a feasible option for owners and students.

C. There are areas of the neighborhood that are zoned more intensely than the historical development pattern and zoning regulations are not always consistent with development expectations. . . .

1. Action - Create an overlay district(s) that establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking.

2. Action - Create an overlay district(s) that provides greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc. 3.1.2 Goal 2 – Preservation

3.1.2.1 Preservation Policies

A. Continue the preservation and protection of historic resources in the neighborhood.

B. Infill structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area.

C. Historic infrastructure should be preserved and repaired. (eg. stone curbs, hitching posts, steps, brick streets and sidewalks).

3.1.2.2 Preservation Implementation Strategies

B. Utilization of the Lawrence Register of Historic Places will help with the protection of identified historic resources. (Policy 3.1.2.1.A and Policy 3.1.2.1.E)

1. Action - Consider creating a local ordinance historic district with design guidelines for the Hancock Historic District.

2. Action - Consider creating design guidelines for the Lawrence Register, Oread Historic District.

1.E. GOAL OF THE DESIGN GUIDELINES

1.E. GOALS OF THE DESIGN GUIDELINES

The Goals for the Oread Neighborhood Design Guidelines are intended to capture the breadth and depth of the community's vision for their neighborhood, and can be a reminder of the neighborhood's ability to work together to achieve common solutions that benefit all. The goals were developed by the community during public workshops.

1

Retain existing historic character.



2

Preserve the visual continuity of each district within the neighborhood.



3

Create a framework so that mixed residential uses can thrive.



4

Distinguish the difference between historic development patterns and current zoning regulations.



5

Recognize differing densities in different parts of neighborhood.



6

Ensure that additions, alterations and infill are compatible.



7

Encourage good design without stifling creativity.



8

Protect private property values and investment.



9

Better utilize and enhance alleys.



1.F. PROCESS

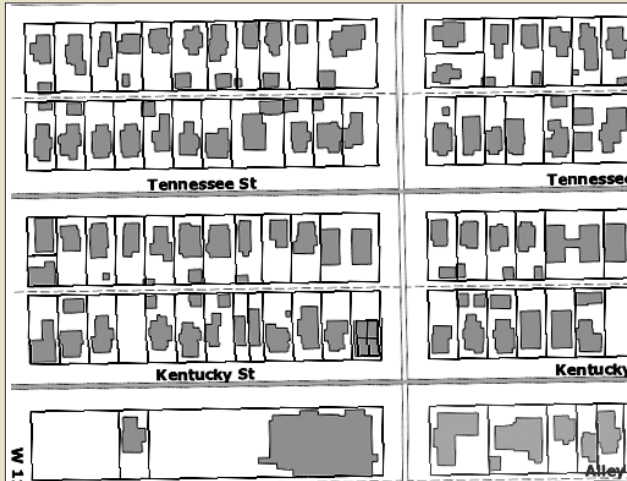


Figure-ground plane analysis shows a fairly dense neighborhood.



Historic block pattern.



Character of the neighborhood.

F. THE PROCESS USED FOR ESTABLISHING THE OREAD DESIGN GUIDELINES.

F1. Historic Patterns

Before determining if a new development, addition or remodel is in keeping with the neighborhood character, it is important to understand the distinctiveness of the historic development pattern and character. That way a project may be examined in terms of how well and to what extent it follows these patterns. A community workshop was held to examine and define the current and historic characteristics and patterns of each district. This was done through a process that engaged the community in determining and verifying the findings.

F2. Character Areas

The characteristics of the Oread Neighborhood were sub-divided into three categories – the public realm, the development of the lot and site, and the design of buildings. The historic patterns that occur in each of these three areas are described in Chapter 3.

F3. Tolerance for Change

After determining the patterns that make Oread a unique and beautiful neighborhood, the consultant team explored the community's tolerance for change and diversity away from the original patterns. After reviewing myriad illustrations of public amenities, housing densities and building styles, there was a general consensus that not all of the examples would be appropriate to the Oread Neighborhood. This process helped to clarify and refine the expectations of the community. Chapter 4 describes the specific community expectations through a series of neighborhood wide design guidelines.

F4. Neighborhood Characteristics

According to the 2010 Neighborhood Plan, there are five distinct character districts within the Oread Neighborhood by which these guidelines will be applied. The most typical of the neighborhood conditions and patterns can generally be found in the largest district - District 3. It is the district of medium density with District 1 being less dense and District 2 being more dense. District 3 is not a designated historic area, unlike the Oread and Hancock Historic Districts, although it does contain historic properties some of which fall under the historic review.

F5. Distinct Districts

These Design Guidelines use District 3 as the normal condition or neighborhood-wide standards. Variations to that norm, which vary in the other districts are described in Chapter 5.

F6. Hierarchy of Patterns

These guidelines look at existing character patterns in a methodical order. First, the guidelines examine the Public Realm, then the Development of the Lot or Site, and finally examine the design character of individual structures. The idea is that by first looking at the broader public issues, narrowing in on the relationships to surrounding lots, and lastly the design of the structure, the applicant and HRC Staff will begin to make decisions and determinations will be made in a systematic way.



Oread Neighborhood.



Public Realm - street, sidewalks, front yard.



Development of the lot and site - relationship of primary building to street and neighbors.

1.F PROCESS



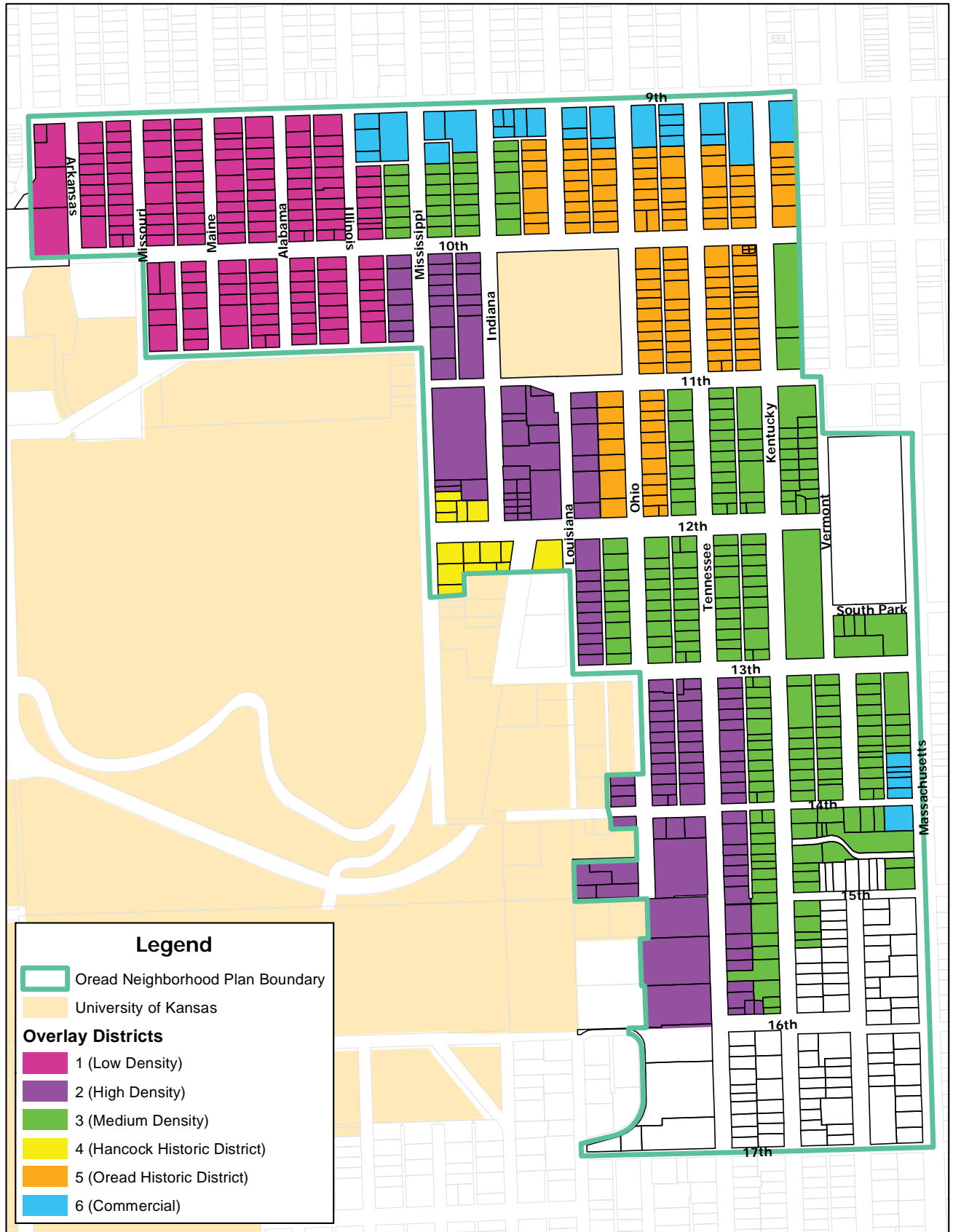
Design of the structure: roof, porch, doors, windows, etc.

G. THE FIVE DISTRICTS OF THE OREAD NEIGHBORHOOD PLAN

This section reflects the district boundaries that were established by the 2010 neighborhood planning process. The design guidelines are written for these specific districts and in no way tried to redefine or change boundaries.

Starting with a map of the entire neighborhood, there are individual district maps that generally describe the character areas of the districts. Chapter 3 has more in-depth information regarding neighborhood character.

The portions of the map within the boundary that are left white are parts of the Oread Neighborhood Overlay do not require additional standards.



DISTRICT ONE



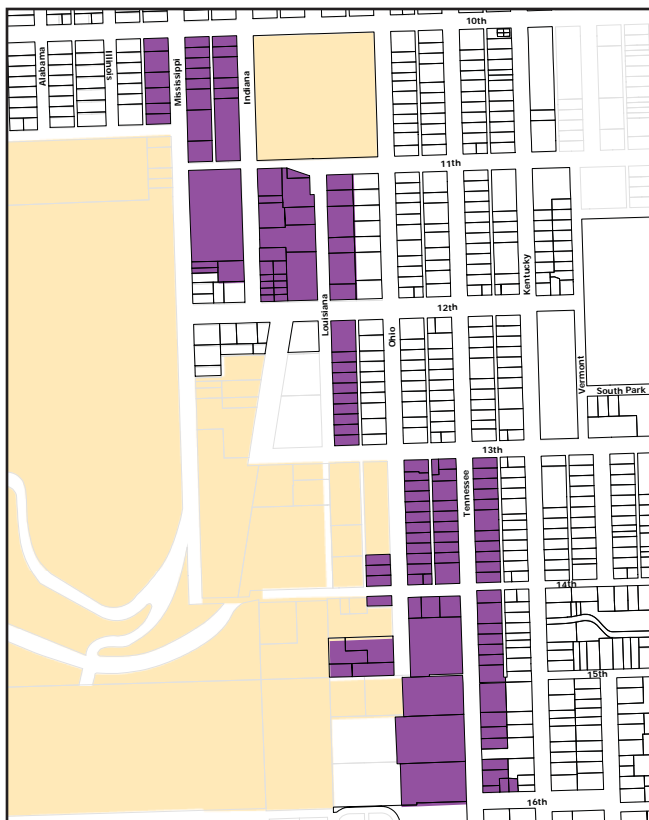
District 1 Low Density

Located just north of the University of Kansas, this district is predominately single family residences with intermittent duplexes, triplexes and quadplexes. The district is less dense (6 or less dwelling units per acre) than most parts of Oread, with smaller scale homes, larger yards, and houses spaced farther apart. The many one story homes in this area give it a unique character.

The district is composed of a wide variety of architectural styles constructed over a long period. Here you will find Victorian Queen Annes, Craftsman Bungalows, and 20th Century Revival Tudors. This was the last area of Oread to develop so Post-War Minimal Traditional houses are unique to this area. More recent apartments exist on the fringes.

The tree lined streets are slightly narrower and the houses closer to the street giving a comfortable and more intimate scale to this part of the neighborhood. Direct adjacency to campus puts parking pressure on the area, especially during football games.

DISTRICT TWO



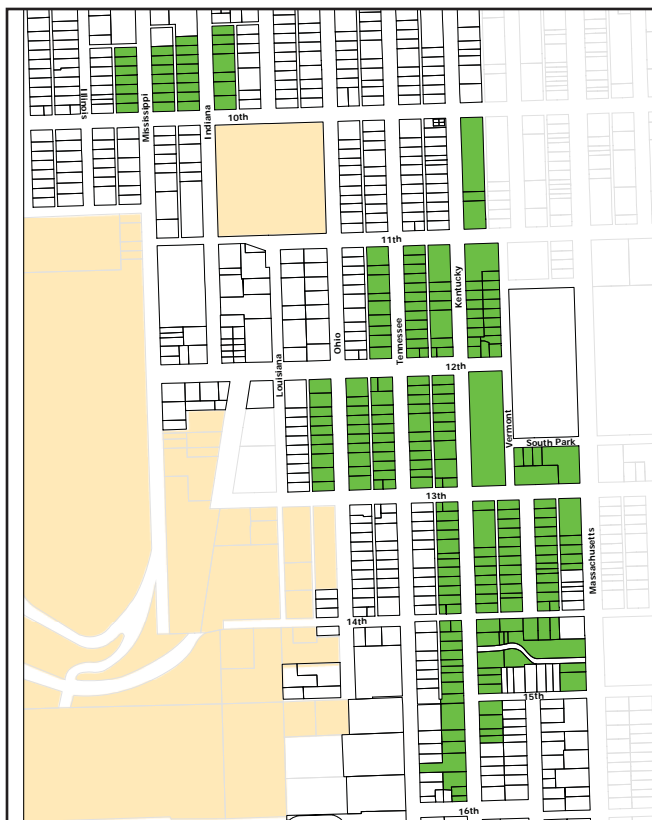
District 2 High Density

District 2 is located adjacent to the east side of the University of Kansas campus. It has the highest density (16+ dwelling units per acre) of any Oread district. The proximity to campus has made it a prime location for apartments, multi-dwelling residential and mixed-use developments.

The character of the neighborhood is diverse. There are large Greek houses, Scholarship Halls, and multi-dwelling complexes that are of a “campus” scale. Interspersed are substantial pockets of older homes, converted to congregate or multi-dwelling uses. The character of this area is distinctly different with larger scale structures, fewer street trees, and hilly terrain. Off-street parking is more visible due to lack of alleys. The prominent homes are large “Comfortable House” Foursquares with wide eaves and deep porches.

Apartment complexes in this area, constructed in the 70's and '80's, are now approaching 30 to 40 years in age and offer re-development potential and opportunities for improvements in the neighborhood.

DISTRICT THREE



District 3 Medium Density

District 3 is located mainly on the eastern edge of the Oread Neighborhood. It serves as the basis for the design guidelines for all the districts in the overlay area. The other district guidelines are modifications to this standard.

Here the streets are lined with stately trees that create a magnificent canopy. Most off-street parking is accessed from the alleys, so driveways are rare. The homes sit back from the street with simple, elegant facades. Wide, shaded porches add to the character. The original single family homes, constructed between the 1880's and the turn-of-the-century, are generally two stories and represent a wide array of styles and sizes. Many have been converted to multi-dwelling uses. Others have been replaced with modern apartments (7 to 15 dwelling units per acre).

Older commercial buildings and more recent professional buildings can be found near Massachusetts Street.

HANCOCK HISTORIC DISTRICT



District 4

Hancock Historic District

Hancock Historic District is a unique and charming area of the Oread Neighborhood located on a substantial rise that overlooks the University of Kansas.

This small district boasts a beautiful and historic public improvement project that adds to the allure of the area: a pair of curved stone steps ascends from Mississippi Street to W. 12th Street in the grand fashion of the City Beautiful Movement. At the top of the stairs on W. 12th Street a planter of native stone forms a charming esplanade in the center of the street until it intersects with Indiana Street.

The homes in this district are mature and stately, perched on top of the hill overlooking the campus. Most of the lots are larger than those found in the rest of neighborhood, creating a more landscaped setting for most of the homes. The variety of styles, mostly 20th century revivals, add to the character.

OREAD HISTORIC DISTRICT



District 5

Oread Historic District

Oread Historic District is listed in the National Register of Historic Places. It is a charming and distinguished area with some of the oldest homes in the City. There are excellent examples of the Italianate, Queen Anne, Craftsman, and 20th Century Revival styles side by side with the more vernacular National Folk and Foursquare homes. They range in size from grand to simple.

The streets are lined with tall deciduous trees. On the west side of the streets, the houses are set back with elevated front yards. Dominant porches and shade dappled yards add to the appeal of this area. On the east side of the streets, the homes are placed closer to the street with shallow front yards that are relatively flat. Parking is off the alleys so driveways are rare.

Remnants of the historic past remain. Some streets are still paved with the original brick. Hitching posts and stone steps can still be found.



2

CHAPTER 2 : USER'S GUIDE

The User Guide provides property owners, architects/engineers/designers and others with an overview and general description of the steps to be used when considering new development, redevelopment, additions, and renovations to existing buildings in the Oread Neighborhood. The User's Guide is meant to assist anyone contemplating improvements to property and buildings in an orderly process of evaluation, study of alternatives, and recommendations for City Staff and the Historic Resources Commission.

A

HOW TO USE THE OREAD NEIGHBORHOOD DESIGN GUIDELINES



1

The Owner Initiates a Project

These guidelines only take effect when an owner decides to undertake a change to their property. An owner is not required to make changes to meet the guidelines. However, once an owner has decided to begin a development project in the Oread Neighborhood, these Design Guidelines are applied and are intended to assist in making the design review process as smooth and efficient as possible.

2

Confirm the Zoning is Appropriate for the Intended Use

The underlying zoning for the property must support the intended use or the project will not be able to proceed. Zoning regulations will apply to all properties and it is a good idea to be familiar with the general regulations.

3

Read Chapter 1 to Understand the Intent of the Design Guidelines

Chapter 1 will help an owner understand the community's vision for their neighborhood. It will also help an owner understand how these guidelines are part of a more comprehensive plan for the city.

4

Review the Neighborhood Boundaries and Locate the Property

Determine which Overlay District in which the property is located. Read the description of that specific district in Chapter 1 to get an overview of the design characteristics common in that particular area of the neighborhood.

5

Read Chapter 3 to Become Familiar with the Established Patterns

Chapter 3 sets the model for prioritizing the guidelines by establishing a hierarchy of review. The hierarchy includes the character of the Public Realm, the character of individual lots, and the character of the architecture.

6

Read Chapter 4 for the Neighborhood Wide Design Guidelines

This chapter is the heart of the Design Guidelines that applies to all districts. First read the section on the Public Realm and make sure the project fits within the larger framework of the neighborhood. Then focus on the next section which deals with the development of the site. Finally read the section on the architecture to ensure the project will fit into the architectural character of the neighborhood.

7

If the Project is in District 1, 2, 4, or 5 - Review Chapter 5

Chapter 5 describes conditions that are unique to the individual districts. In addition to the neighborhood-wide design guidelines in Chapter 4, districts 1, 2, 4, and 5 have district-specific guidelines as noted in Chapter 5.

8

If the Project is Commercial - Review Chapter 6

The guidelines for commercial and mixed-use properties are located in this chapter.

B UNDERSTANDING THE PRINCIPALS AND APPLICABILITY OF DESIGN REVIEW

The following design principals apply to all projects, both public and private, within the Overlay District boundaries of the Oread Neighborhood.



1

The Oread Design Guidelines are to be utilized to plan projects. Additionally, the guidelines establish criteria for City Staff and the Historic Resources Commission and City Commission to review and evaluate various development applications including site plans, rezoning, and plats, building permits, and Certificates of Appropriateness, in a fair and timely manner.

2

The guidelines apply when improvements to the exterior of structures and sites requiring City review, such as a site plan, rezoning, plats, and building permit are submitted. When improvements do not require City review, the guidelines provide recommendations for improvements such as landscaping and fences.

3

Given the variations between districts and the variety of architecture, each project will be evaluated on a case-by-case basis.

4

Structures that contain original, character defining features shall be more carefully reviewed than those structures that do not contain features consistent with the historic patterns of design.

CHAPTER 2 USERS'S GUIDE TO DESIGN GUIDELINES

5

Individual guidelines should be looked at in relation to the purpose and goals of the guidelines. The intent of the guidelines is important and solutions should be reviewed in that light recognizing that creative solutions may meet the intent of the guideline without specific adherence.

6

The "shall" statements offer relatively little flexibility, unless choices are provided within the statements themselves. The "should" or "may" statements offer flexibility and indicate that the City is open to design features that are equal to or better than those stated so long as the intent is satisfied.

7

The Design Guidelines are not applied retroactively. The Design Guidelines are applied to proposed improvements.

8

Existing structures that have non-contributing elements are encouraged to make alterations that will improve the overall appearance of the building.

9

Projects that have received approval elsewhere in the district do not necessarily act as a precedent for proposed projects. All proposals will be evaluated on a case-by-case basis.

10

City staff and the Historic Resources Commission and City Commission have the authority and discretion to examine the whole situation, or extenuating circumstances, and approve projects that do not meet the letter of these guidelines. Where exceptions are granted, staff will clearly document the reasons.

11

Nothing in these Design Guidelines will be construed to prevent routine maintenance or repair, nor shall it be construed to prevent the City of Lawrence from performing work that is required for public safety. However, the City agrees to take into consideration the historic and neighborhood importance of these guidelines and will strive to meet the community's intent as expressed in these guidelines.



REVIEW PROCESS

The following is the basic process laid out in a step by step manner to help guide the applicant through the design review process with the Lawrence-Douglas County Planning Office.

1

APPLICANT

Applicant decides to begin a project in the Oread Neighborhood.

Gather all available information about the lot/site and building(s), including a concept plan (or boundary improvements survey) and zoning designation.

2

APPLICANT / CITY STAFF

Meet with City staff to review objectives for the project and initial conclusions regarding applicable zoning standards, general, and district specific guidelines.

Review with staff any additional issues pertinent to the project such as provisions of utility services, streets, alleys, etc.

3

APPLICANT / ARCHITECT-ENGINEER-DESIGNER / CITY STAFF

Incorporate staff comments and complete a design that you believe meets the intentions and criteria of the Design Guidelines for the neighborhood and the district. Work with your project designer, architect, or engineer to prepare a design for the proposed project and submit the appropriate application.

City staff may administratively approve the design at this point. Depending on the scale and scope of the project, or compliance with the Design Guidelines, the project may need to be submitted to Historic Resources Commission for review.

4

APPLICANT / HISTORIC RESOURCES COMMISSION

If city staff is unable to approve the project, the applicant may appeal to HRC for review in a public meeting. The HRC will review the project for compliance with the intentions and criteria of the Design Guidelines.

A person aggrieved by City staff's decision determining whether the Development/Design Standards have been met, may file a written appeal with the Historic Resources Commission within 10 working days after the decision is rendered.

5

APPLICANT / CITY COMMISSION

A person aggrieved by a Historic Resources Commission decision determining whether the Development/Design Standards are met, may file a written appeal with the City Commission within 10 working days after the decision has been rendered. Within 30 days after the City Commission's final decision, in passing upon an appeal pursuant to this Section, any person aggrieved by the decision may file an action in District Court to determine the reasonableness of the decision.



3

CHAPTER 3: CHARACTER of the OREAD NEIGHBORHOOD

One of the first steps in maintaining and enhancing the character of a neighborhood is to understand the basic features and attributes that make up the general traits of a place. Knowing why a certain place is special makes it easier to identify and verbalize why some structures seem to “fit in” and others don’t.

This chapter describes the character of the Oread Neighborhood on three basic levels, from the broader neighborhood to the more specific structures. The first level of scrutiny begins at the **Public Realm**. This can generally be described as that area where the public has access to the neighborhood. It can be both a physical access, such as on streets, alleys, and sidewalks, as well as a visual access of front yards and to some extent the side yards. The public realm encompasses the space between the front of one house and the front of another house across the street. It can be thought of as a great outdoor room created with facades of houses being the walls and the tree canopy being the roof. Another aspect of the Public Realm is the alleys. Because they provide vehicular access to most of the properties, alleys become “the

other front door.” A place where neighbors meet neighbors, alleys can also be shared space of the Public Realm.

The second level of scrutiny of the neighborhood character is to understand the **lot** and **site** elements how buildings are placed relative to each other and the neighboring site. The location of driveways, parking, accessory structures, of trees, and fences contribute to the patterns of the individual lot.

Finally this chapter looks at the character of the **Architectural styles**. There are certain styles and forms that are consistently found within the neighborhood. Understanding the massing, materials, patterns and ornamentation of existing buildings will inform and direct the construction of new buildings. This does not mean that new buildings need to replicate old styles, but that new construction is influenced by the defining characteristics found in the structures already within the neighborhood.

3.A. GENERAL DESCRIPTION



Front yards have an open feeling.



The streets are defined by tall, canopy trees.

A. GENERAL DESCRIPTION OF OREAD

The Oread Neighborhood is a diverse neighborhood situated between a vibrant downtown and the campus of the University of Kansas. It is filled with beautiful old homes, shade covered streets and residents who care deeply about what happens in their neighborhood.

The neighborhood is one of the oldest in the city and boasts two historic districts and many individually listed historic properties. The majority construction occurred between 1877 and 1945, the period of significance. Although there are a wide range of architectural styles represented, the neighborhood is a harmonious blending of architectural forms.

B. CHARACTER OF THE PUBLIC REALM

NOTE: Historic patterns should be based on the Period of Significance.

Only properties built within the period of significance should be used to establish patterns. Incongruent, later construction in the neighborhood should not be used as precedents to set patterns or a gradual character transformation will occur.

In Districts 2 - 5 use buildings built before 1929 as examples to establish pattern. These properties can be identified on historic maps. In District 1, use buildings built before 1945 to establish historic patterns.

The Public Realm is the area that can be seen from the streets, alleys, and sidewalks. It includes streets, sidewalks, parkways and front yards.

B1. Topography

The neighborhood gets its name from Mount Oread, a significant geological rise above the Kansas River. The significant change in elevation is an important character defining feature of the neighborhood. The steep hill begins at Tennessee Street and rises to the west

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

and begins rising from W. 9th Street to the south. The natural elevation change was embraced by the early builders and houses were placed well above the street, the front yards following a natural grade up to a sidewalk and up again to the front porches. Houses literally step up the hill on streets like Louisiana or W. 12th.

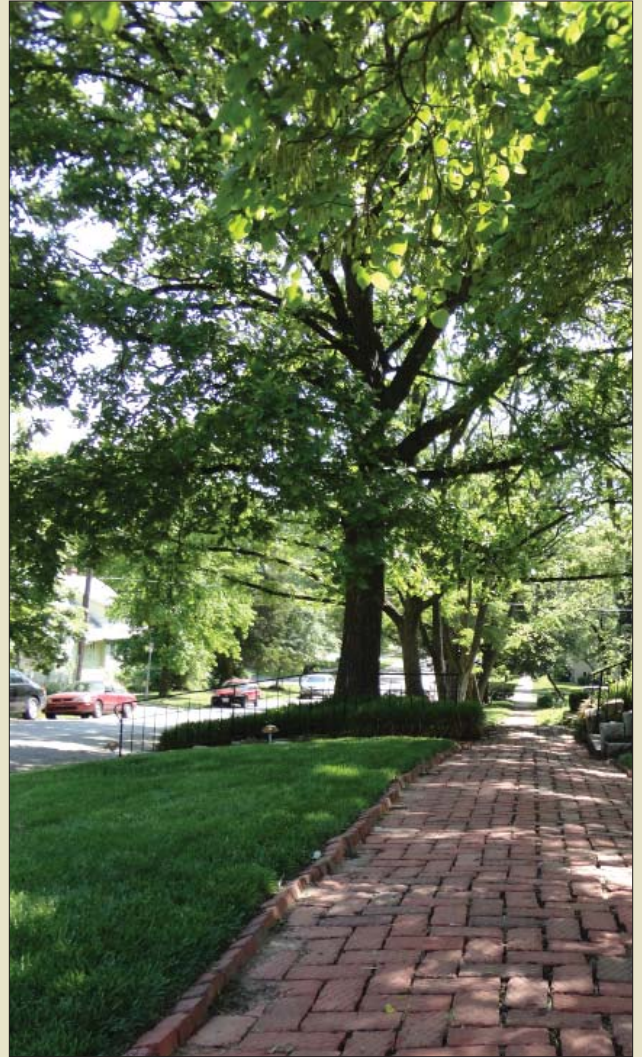
At the apex of the hill was Old College (currently Gertrude Sellards Pearson and Corbin Residence Halls) the site of the original college. Also located at the top of the hill is the new Oread Hotel, a number of residences, as well as scholarship halls and Greek houses associated with the university.

There have been some significant changes to the topography in recent years that have altered the character of the neighborhood. Large pieces of hillside have been removed to create flat parking and building sites.

B2. Network of Streets and Sidewalks

The Oread Neighborhood reflects the original street and block configuration of Lawrence that was laid out in 1854. The primary blocks run north/south with the residential lots facing east or west. This layout is a character defining feature of the neighborhood.

The streets are laid out in a rigid grid pattern. This very inflexible grid occurs despite the great change in elevation caused by the presence of Mount Oread. The result is streets that have remarkably steep grades, seemingly straight up the hill. These steep streets are a character defining feature. Many residents and students alike who describe the Oread Neighborhood refer to the steep incline of the streets.



Sidewalks are separated from the street with a wide parkway. Many of the original brick sidewalks are still common.



Neighborhood topography.

3.B. CHARACTER OF THE PUBLIC REALM



Lawns and boulevards are generally graded down to the sidewalk and curb.



Significantly sloped sites are often more heavily landscaped.



Typical front yard landscaping.

Buildings materials of both the sidewalks and the streets vary. A significant character defining material is the red brick streets and sidewalks. These streets and sidewalks give the neighborhood a character not found in newer developments.

Sidewalks in Oread are almost always situated away from the curb with a planting area located between the street and the sidewalk. This greenspace is called a parkway. Although parkways can also be referred to as right-of-ways; the term parkway is a more descriptive name for the greenspace common between street and curb.

This pattern of connected sidewalks separated from the street by a planting area is a character defining feature of the neighborhood. Within this overall neighborhood pattern there are a great variety of conditions and experiences that exist from block to block. Some of the obvious variables include the vertical location of the sidewalk and the distance from the street. However, within a particular block there is a constant pattern, which does not necessarily match what is happening across the street.

B3. Landscape

The landscape of the public realm consists of both the planting areas between the sidewalks and the street, and the front yards. It also includes those special areas of unique street features, including wide sidewalks and stairways.

Landscaping is an important part of the character of the Oread Neighborhood. The stately deciduous trees that line the streets create a canopy of shade and shadow that gives depth and character to the neighborhood. The large trees are generally planted in the parkway with smaller ornamental trees closer to the

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

houses, although there are blocks where the larger trees are located in the front yard. Where trees have been removed or are missing there is an abrupt change in the landscape, the light quality and the ambiance of the street.

Parkways and front yards are generally grass or low plantings that allow for a clear view of the house beyond. The exception is on the significantly sloped sites with large parkways that are landscaped more densely with native trees and shrubs.

B4. Fences and Retaining Walls

Front yard fences are rare in the Oread Neighborhood. Front lawns that gently merge, one into another down the block, is by far the most typical condition. Those historic fences that do exist are cast iron or wooden picket, usually no higher than 42 inches, with significant spacing between the pickets. This spacing makes the fences appear transparent which is a character defining feature. In recent years there has been a proliferation of front yard fences on newer or renovated structures that are taller than the older fences.

Some historic retaining walls exist in the neighborhood. These are low, usually not higher than 24 inches, made of native limestone with a planting bed behind that allows plants to trail over the wall. They are usually located within the front yard at the edge of the sidewalk. The exception is the very large, limestone retaining walls around Old College.



Front yard fences are not that common.



A more traditional style fence.



Retaining walls were traditionally low and made of native stone.

3.B. CHARACTER OF THE PUBLIC REALM



Hitching posts are still commonly found.



Brick streets and stone curbs are important to neighborhood character.



Most parking is uncovered since many of the garages are no longer in existence.

B5. Historic Elements

Sprinkled throughout the neighborhood's Public Realm are interesting artifacts from different periods of history. These are important character defining features. These individual items give the neighborhood a place in time, and attest to the age and dignity of the residences. Items such as hitching posts and limestone curbs are a wonderful reminder of just how old this neighborhood is. Limestone curbs are a valuable asset that are often found today only in upscale developments.

Stairs leading from street to the sidewalk, or from the sidewalk to front porches contribute to the character of the public realm. Bricks with various stamped names of manufacturers or the "City of Lawrence" add to the charm of the neighborhood.

B6. Alleys

Alleys are an important part of the neighborhood's Public Realm. Because most parking occurs off the alley, it assumes an important role in the interface of neighbor to neighbor. It is the primary access for residents, while front doors are generally reserved for use by visitors and guests.

Alleys are both paved and unpaved. Most are not in good condition, often marked by potholes and deteriorating asphalt. Since garbage collection also occurs in most alleys, the alleys bear the added burden of twice weekly heavy garbage truck use.

Garbage receptacles vary greatly, even within a block. Some units share large receptacles, some have the medium receptacles, and others have numerous standard garbage cans.

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Rear fences exist intermittently along the alleys. The frequency varies between the different areas of the neighborhood. Where they do exist, they are often privacy fences. In general, landscaping and other aesthetic amenities are not present in the alleys. Occasionally someone will have planted a tree or a small flower bed, but these are the exception rather than the rule.

Lighting in the alleys is provided by individual property owners and some utility pole lighting.

Alley parking will be discussed in a later section on the characteristics of individual lots.

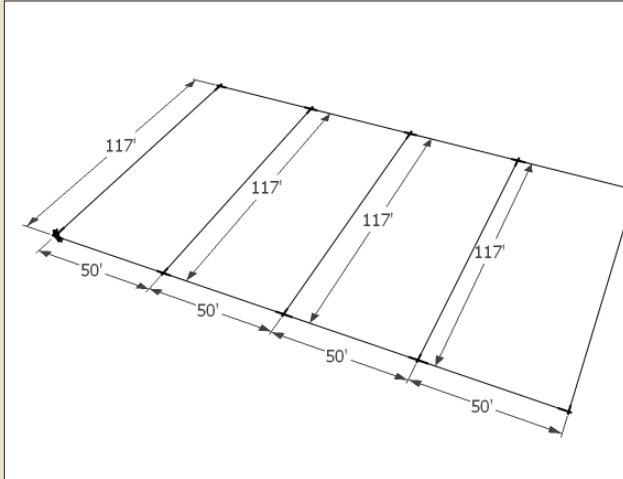


Some units use large dumpsters for alley garbage pickup.



One of the more traditional garages.

3.C. CHARACTER OF INDIVIDUAL LOTS



The typical lot measures 50' wide by 117' deep. Variations do exist.



Figure-ground plan analysis shows a fairly dense and fully built out neighborhood.



A newer structure that has been built to the current side yard setback increases density.

C. CHARACTER OF INDIVIDUAL LOTS

C1. Lot Configuration

The consistent size and shape of lots in the Oread Neighborhood create a recognizable pattern that gives definition to the neighborhood. Those properties that are different from the original grid pattern, in size or shape, appear unrelated and contrasting.

The original lots were rectilinear. In general the width along the street face was 50 feet and the depth of the lot was 117 feet.

Over the years some lots have been combined and reconfigured, but for the most part the individual lots still remain. Lot consolidation is the exception rather than the rule. In a few instances corner lots were subdivided and a second home was added that faced the side street. In the late 20th Century, lots were combined and apartment houses were built that drastically changed the character of some districts.

There is some variation in lot size between districts. Although slight, these differences can be perceived in the spacing and rhythm of the streetscape, and help to delineate the character of each district.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

C2. Principal Building

The character of a neighborhood is often determined by the location of the principal building on the site. How close the building is to the street and how close the building is to the neighboring structures are essential elements in determining character.

a. Relationship to Street

The location of the principal building to the street outlines the basic shape of the public realm. The outdoor volume that exists is framed by the existing faces of the structures on either side. In an existing neighborhood, like the Oread Neighborhood, the general pattern of front yard setbacks has long been established. City-wide zoning codes do not reflect these established patterns, but rather the patterns of new greenfield developments on the edge of town. Therefore, to maintain the character defining features of the Oread Neighborhood, it is important to establish and define the existing pattern.

The pattern is not as cleanly defined in later developments. Even in the original pattern there is a certain variation between the faces of the main structures along the street. That said, the variation is within a range that can be clearly defined.



The average front yard set back varies within each block and on each side of the block.

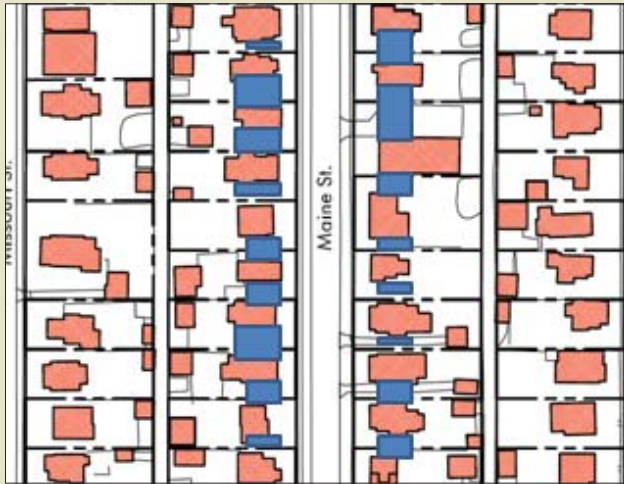


Typical block face.



House to sidewalk and sidewalk to curb distances help define the character.

3.C. CHARACTER OF INDIVIDUAL LOTS



Blue blocks show the variation in how much open space there is between structures.

Neighbor to Neighbor Relationships



The rhythm of the blue blocks (side yard open space) establishes neighborhood character.



Green denotes open space behind the structure, some of which is used for surface parking.

b. Relationship to Side Yards

The location of the principal building to the side yards also has a tremendous impact on the character of a neighborhood. The distance between buildings is important because it affects the views and light quality of both the principal building and the adjacent house.

There is a pattern or rhythm of building – space – building that varies from district to district. Tighter spaced buildings are found in the oldest part of the neighborhood where residences were constructed in the 1800's. A typical distance is 12 feet. After the turn of the century the homes were spaced with slightly more distance between buildings with approximately 15 feet between buildings. And those homes built in the 1920's to 1940's are spaced even farther apart, around 20 feet. This evolving change in spacing is part of the character differences that help differentiate the districts of the neighborhood.

Interestingly, there are also a number of buildings that were originally constructed off-center on their lot. Pushed to either one side or another, they are practically built to the lot line. They represent charming deviations from the norm, but should not be viewed as precedents for future development.

C3. Open Space and Rear Yards

Unlike the rear yards of post war houses, the rear yards of houses built at the end of the 19th century and the beginning of the 20th century were functional. Carriage houses, out houses, and kitchen gardens played a significant role in the rear yards of houses. The front of the house served a more prominent social function. Front porches were for gatherings, visiting and passing a quiet evening with family. Back porches were for washtubs and laundry, canning and

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

crocks, and served the utilitarian needs of a family.

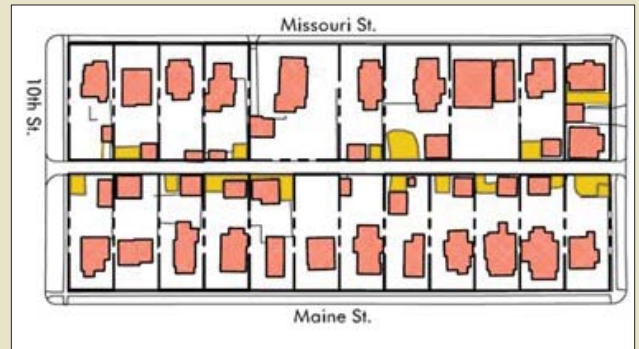
Modern Lawrence continues this utilitarian function for rear yards. Although parking for automobiles has replaced the carriages, rear yards with spacious green lawns are the exception rather than the rule. Social gatherings typically still happen on the front porch rather than in the rear yard.

On large lots, the rear yards and open space still offer respite from the urban lifestyle. Maps showing the footprint of houses allude to a significant open space in the rear yards, but closer examination shows that the open space is in actuality modern parking space.

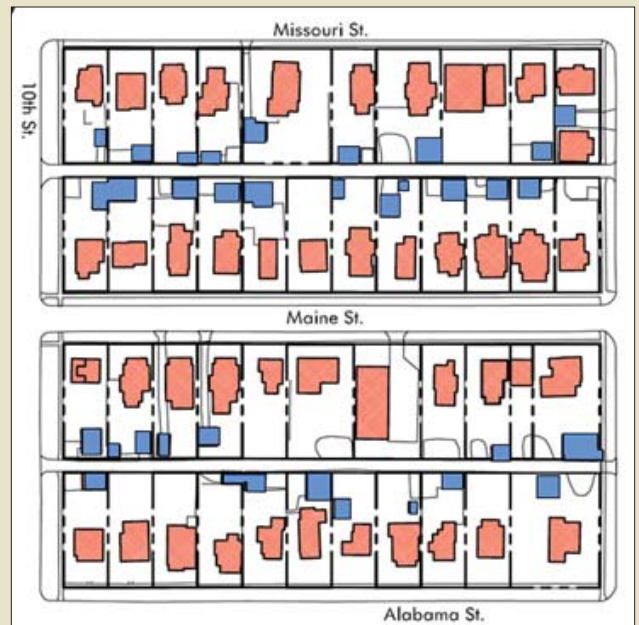
C4. Accessory Structures

Accessory structures in the Oread Neighborhood are often undersized wooden garages built in the early 20th century. Small in scale, they are more than likely used for storage than for automobiles. Often located on the rear lot line, they are reminders of another era in time. In the historic districts, these outbuildings take on a more significant role, adding character and a connection to the past.

A few larger, more elaborate carriage houses still exist. These are part of the charm of the neighborhood and should be retained.



Gold denotes surface parking.



Blue denotes accessory structures.



Historic accessory structures like this carriage house are important to the character of a neighborhood.

3.D. CHARACTER OF THE ARCHITECTURE



Parking pads in the front yard diminish neighborhood character.



Parking lots have crept up to the rear doors.



Front yards have been converted to parking.

C5. Driveways & Parking

Driveways do not exist in many parts of the Oread Neighborhood. Where they do exist historically, they are narrow, no larger than 10 feet in width. In a block face the driveways would historically occur on the same side of every house in the block. Side by side drives are rare. Ribbon driveways, with a grass median, can still be found in the neighborhood.

Curb cuts have been made along the street to allow front yard parking when alleys do not exist, interrupting the flow of front yard. Cars are sometimes parked over the sidewalk when the driveway is off of the street.

Some of the less pleasing newer parking arrangements have resulted in cars parked double stacked, driveways have been constructed that are overly wide allowing for cars to be parked in what used to be the front lawn.

Parking occurs most often in the rear of lots, directly off the alleys and is set back from the primary structure. A variety of patterns exist to try and maximize parking at the rear of lots. Sometimes the pattern is intentional and defined. Haphazard parking arrangements worked out between tenants is not pleasing from an aesthetic perspective. Parking that is allowed to encroach into the backyard open space with cars parked adjacent to the back door is the least desirable.

Paving standards have changed over time. As a result, some are concrete while others are gravel and dirt and these exist on a variety of grade elevations.

Parking off of alleys is not efficiently laid out resulting in a loss of open space which causes excessive runoff.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

D. CHARACTER OF THE PERIOD OF SIGNIFICANCE

The architectural character of the buildings within the Oread Neighborhood is an important component in defining the overall character of the neighborhood.

The size and shape of the original homes, the shape of roofs, the size and placement of windows, the location of the front door, the type of foundation, the building materials, the location and details of porches all contribute to the existing character. It is therefore important to understand and be familiar with the historic patterns of design so that additions and new construction can work within the framework of established precedents.

The style and form descriptions that follow are not meant to be rigid parameters but are intended to provide property owners with a sense of the important design factors of a particular style. In the planning and design of alterations, additions, and new construction, they provide clear direction of the priority design characteristics. If an open porch across the entire facade is a character defining feature, an owner may conclude that enclosing the front porch is not going to be an acceptable idea.

If an owner is planning to construct a new building on an existing lot, the style guidelines will give guidance as to what it means to “fit in” to the existing character. Massing shape and size, roof forms, window patterns and sizes are articulated so that the designer can establish a framework within which to work.

Much of the information was compiled from a number of architectural style resources including: *A Field Guide to American Houses* by Virginia & Lee McAlester and *Identifying American Architecture* by John J.G. Blumenson.



A wide variety of architectural styles exist in the Oread Neighborhood.



Details are what help provide this area with its unique sense.

3.D. CHARACTER OF THE ARCHITECTURE

NATIONAL FOLK - GABLE FRONT



The National Register nomination of the Oread Historic District identifies the National Folk style of architecture as the single largest housing type found in the Oread Neighborhood. Homes of this type were built for working and middle class citizens. Simple in form, these vernacular homes were often adorned with ready-made details that were brought in by railroad.

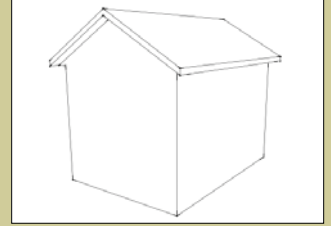
Two prominent sub-types that can be found in the Oread Neighborhood are the Gable-Front and the Gable-Front and Wing. The simple gable front is believed to have derived from the earlier Greek Revival Style, where the triangular gable end imitates the pediments of Greek temples.

In Oread, there are many types of style elements that are applied to the gable front form including Craftsman, Prairie, and Colonial Revival. Most of the detail appears in the porches and gables.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

a. Massing

The massing of the front elevation is a simple rectangle, taller than it is wide. The front wall extends to the gable roof line, generally with the same material. Sometimes decorative shingles are used in the gable. Gable front houses in Oread are both one and two stories.



b. Facades

The facades are generally symmetrical with the door offset from the center.



c. Roof Pitch

The roof is generally a very simple shape with one ridge running from front to back. The roof pitch is generally greater than 6:12.



d. Foundation

The foundation is raised above the ground level by 2 to 4 feet. The foundations are masonry either stone or brick.



e. Porch

A one story porch is usually applied across the front facade. The porch roof is hipped or shed.



f. Windows

Windows are wood, double hung, typically one-over one, but early houses are two-over-two.



3.D. CHARACTER OF THE ARCHITECTURE

NATIONAL FOLK - GABLE FRONT & WING



A variation of the gable front is created with the addition of a wing. An additional side-gabled wing is added at right angles to the gable front and set back from the projecting facade. This form creates an “L” and it is common to have a porch with a shed roof within the “L”. This sub-type is sometimes called an “L Plan”.

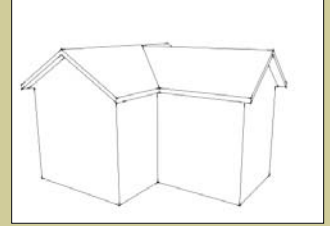
Gable Front and Wing, like the Gable-Front, often incorporate details from other styles. Common elements in this form are derived from the Queen Anne, Craftsman, and Second Empire styles.

Gable front with wings can be either one or two stories, small or large scale. The porches in Oread are generally one story, but a two-story porch is appropriate to the form.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

a. Massing

The front gable massing is rectangular, taller than it is wide. Generally in Oread Neighborhood the proportion is 3 to 4, width to height. The majority of houses of this sub-type are two stories, but both one and one-and-a-half can be found.



b. Roofs

The roof is generally a simple shape with one major ridge line that is consistent in both wings. The roof pitch is generally greater than 6:12.



c. Foundation

The foundation is raised above the ground level by 18 inches to 24 inches. The foundations are generally masonry either stone or brick.



d. Porch

A one story porch is usually placed in the "L". The porch roof is shed.



e. Front Door

The front door is located in the wing, under the porch and rarely on the front gable elevation.



f. Windows

Windows are wood, double-hung, typically one-over-one, but early houses are two-over-two.



3.D. CHARACTER OF THE ARCHITECTURE

LATE VICTORIAN - ITALIANATE



There are a number of “high style” Victorian residences within the Oread Neighborhood. These were the homes of the upper middle class and wealthy citizens. They can be distinguished by their more elaborate detailing and by an exuberant use of decorative masonry, ornate wood cornices and ornamental porches.

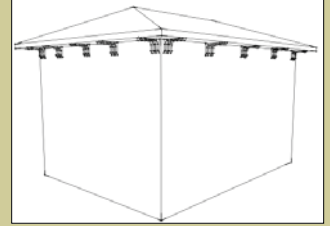
Italianate architecture began as part of the picturesque movement in England, a romantic movement away from the rigid classical revivals. It was thought to evoke images of rural Italian farmhouses, and coincided with a general fascination with foreign cultures introduced through a number of International Expositions that were held beginning in the 1850’s.

The simple block massing, low-pitched roofs, pronounced cornice and exuberant detailing above the doors and windows helps distinguish this beautiful style.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

a. Massing

The massing of Italianate residences in Oread are almost all two story, square or rectangular, boxed-shaped structures, although there are examples of center gables and towers.



b. Roofs

Roofs are low pitched and generally hipped, with large over-hanging eaves that are supported by decorative brackets that are often paired.



c. Symmetrical Facade

The houses are three part - a central front door with a window on each side. Italianate can also be five part - two windows are either side of a central door.



d. Cornices

The cornices are embellished with a large trim board, often with raised panels or moulding. Large eave brackets, are dominant features. The brackets are often found in pairs and are usually quite elaborate.



e. Windows

Windows in Italianate are almost always vertical in proportion. They are commonly one over one double hung, or two over two. Window tops are often rounded or have segmental arches.



f. Porches

Porches are generally one story and located across the entire front facade. Smaller porches centered on the front door are also appropriate for Italianate. Column, balustrade and spindles are often quite elaborate.



3.D. CHARACTER OF THE ARCHITECTURE

LATE VICTORIAN - QUEEN ANNE



Another popular sub-type of “high style” Victorian is Queen Anne. According to the National Register nomination for the Oread District, over thirty percent of the homes in the Oread Neighborhood are Queen Anne.

Queen Anne is an exuberant, creative style that was originally developed by Richard Norman Shaw in England around 1870. The American version that dominated Midwest towns and cities typically was constructed of wood lap siding and wood shingles, although brick, timbers and shingles were also used. The Queen Anne plan is asymmetrical and expressed on the outside with nooks, bay windows, towers, wrapping porches and a variety of building materials. An array of window types and sizes are incorporated into the facade.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

a. Massing

The massing is irregular and asymmetrical. Generally in Oread Neighborhood the massing is taller than it is wide. There is usually a front facing gable, turret or a projecting, round porch element. Queen Anne houses in Oread are both one and two stories.



b. Roofs

The roofs are generally steeply pitched with multiple cross gables. The ridge lines of various parts of the house are usually not aligned.



c. Change in Exterior Materials

A change of building materials is often used to differentiate the various wall surfaces. Wood siding and decorative wood shingles are typical materials used in the Oread Neighborhood.



d. Walls

Wall surfaces are not flat. Various devices such as bays, projections, overhangs, and towers are incorporated to avoid a flat wall.



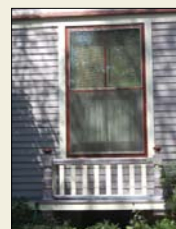
e. Porches

A one story porch is usually applied across the front facade. The porch roof is either hipped or shed. The wood posts, spindles and balustrades are often highly carved.



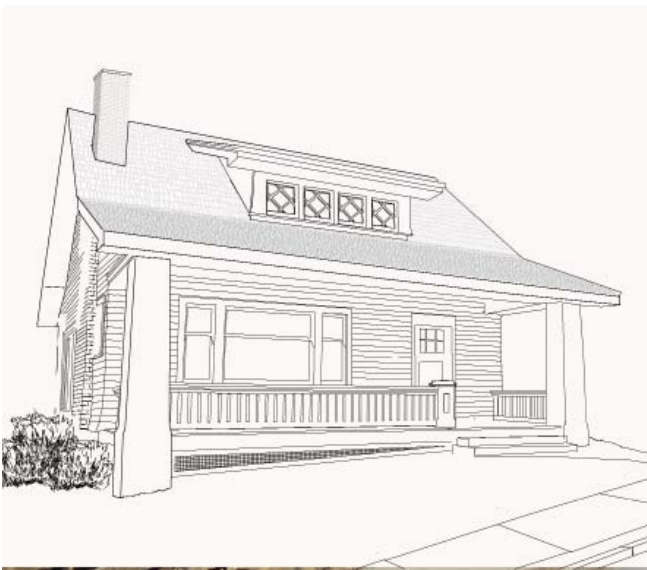
f. Doors and Windows

The front door is rarely centered on the house and is often located behind the front facade on a wing or projection. Windows are wood, double hung, typically two-over-two. Typically windows do not align with windows on another floor.



3.D. CHARACTER OF THE ARCHITECTURE

CRAFTSMAN



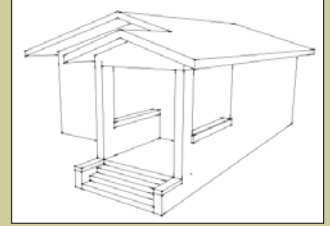
Gustav Stickley, began publishing a magazine in 1901 called *The Craftsman*, promoting the honesty of handcrafted goods, the use of genuine materials, and the straightforward expression of structural elements. In 1902 he started featuring house designs by various architects that promoted both Craftsman architecture and his own furniture products. The magazines' success rapidly spread the popularity of the Craftsman style. Pattern books and pre-cut lumber packages began to appear throughout the country helping make Craftsman the dominant residential architecture from 1905-1920.

Craftsman houses generally have a low-pitched roof with wide overhanging eaves, exposed rafters and roof beams and often use knee brackets to support the large overhangs. One story Craftsman are called "bungalows." In the Oread Neighborhood, it is common to find craftsman inspired detailing on a variety of housing types.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

a. Massing

The massing is rectangular and usually wider than it is tall. There are often one if not two front facing gables.



b. Roofs

The roofs are generally low-pitched. If there is a cross gable - the ridge lines are aligned. If the main roof is a cross gable, there is often a gabled porch or dormer.



c. Foundation

The foundation is raised above the ground level by 2-4 feet. The foundations typically have an articulated water-table at the level of the first floor joists.



d. Porches

A one story porch is usually featured on the front facade, and can be across the entire length or only across a portion of the front elevation. The porch roof is typically an extension of the main roof, or it can be a secondary gable. Porch columns are typically short, square and often rest upon massive piers or upon a solid porch balustrade.



e. Front Door

The front door is generally wide, often over 3 feet. Three windows above a projecting ledge with supports are a common pattern.



f. Windows

Windows are wood, double hung, typically one over one, but they may feature a more intricate pattern of mullions in the upper sash. The windows may be wider than typical windows.



3.D. CHARACTER OF THE ARCHITECTURE

FOURSQUARE



The Foursquare form is prevalent in the Oread Neighborhood. It was a very popular style from 1900 to 1920. The name is derived from the plan which typically has four rooms of equal size arranged in a square. Four more rooms of equal sizes are placed on the second floor. The result is a cube. Once elevated onto a foundation, the general proportion is taller than it is wide. The roof is pyramidal, often with a central gable facing the front of the house.

The Foursquare is a common form that allows for a variety of stylistic elements to be applied. It is most commonly associated with the Prairie style where it is known in some parts of country as the Prairie Foursquare or the American Foursquare. The Prairie style usually has a low pitched roof, deep eaves, contrasting caps on railing, and contrasting wood trim between stories. A one story porch with massive columns is placed across the full length of the front facade.

Other stylistic elements have been applied to foursquares in the Oread Neighborhood, including Italianate, Queen Anne, and Colonial Revival.

CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

a. Massing

The massing is two-story square, it is shaped like a cube. Generally a clear pattern of four rooms over four rooms can be discerned.



b. Roofs

Roofs are either pyramidal or hipped. The slope is dependent on the style. Italianate and Prairie are low pitched, Queen Anne and Colonial Revival usually have steep pitch.



c. Foundations

Foundations are commonly made of stone. Rough cut native limestone is typical for many of the Foursquare homes. Foundations are usually 18 to 36 inches above grade.



d. Porches

Porches are almost always present in Oread Foursquares. They are one story and added to the front facade. They are the full width of the facade. Wide steps lead to the porch. The steps are rarely narrower than 6 feet, and can be as wide as 10 feet.



e. Dormers

A large central dormer is often placed on the front facade, centered in the roof not necessarily aligned with windows or doors below. The dormer ridgeline is always below the ridgeline of the main house.



f. Windows and Doors

Due to the layout of the room there is typically a front door with side lights centered on one of the front rooms. A window (or pair of windows) is then centered on each of the rooms facing the street. The windows are still vertical in proportion but are wider than the Victorian style.





4

CHAPTER 4 : NEIGHBORHOOD WIDE DESIGN GUIDELINES

The Design Guidelines are intended to help maintain and enhance the character of the Oread Neighborhood by providing direction in the design and construction of structures within the entire neighborhood.

The guidelines laid out in Chapter 4 represent the overall character of Oread and therefore apply throughout the overlay districts. They represent the essence of the design character of the entire area.

The guidelines deal first with the larger issues of the Public Realm, then move to the design of the site/lot, and then finally to the design of the structure on the lot. This pattern of addressing how the design fits into the neighborhood then into the block will hopefully put the design of the structure into perspective.

Designs should be aligned with the patterns for the neighborhood and should be in context with other structures on the block. Then the architectural style and detailing can be discussed in a productive manner. Then architectural detail can be refined to achieve a context sensitive design.

The character of each District within Oread has subtle and not-so-subtle variations. Chapter 4 deals with the norm and Chapter 5 deals with the exceptions and specifics of each district.

The scope of the guidelines shall be equal to a building permit's proposed scope of work. Work conducted without a valid permit when a permit is required shall still be subject to the Guidelines. Projects not affecting the exterior appearance of an existing structure will not be subject to Design Guidelines review.

Nonconformities shall be subject to the applicable provisions of Article 15: Nonconformities of the Land Development Code.

4.A. PUBLIC REALM GUIDELINES



Public Realm is from the building face through the front yard and across the street to the other building face.



Stone curbs and brick streets should be retained.



Streetscape contain real grass and are planted with tall canopy trees.

A. PUBLIC REALM GUIDELINES

Goal: Maintain natural and built elements that are character defining elements including topography, vegetation and historic public works when possible. (Earth work can occur for subterranean development but upon completion the original topographic elevations are restored.)

A1. Street and Alley Patterns and Materials (including curbs)

- a. Improvements in the public right-of-way should retain stone curbs, stone steps and hitching posts.
- b. Improvements in the public right-of-way should retain historic materials, brick streets, and support rehabilitation.
- c. Street width should be maintained and not increased.
- d. The street grid shall remain intact. Streets should not be blocked to create cul-de-sacs.

A2. Sidewalks

- a. Public improvement projects should retain brick sidewalks.
- b. Herringbone or running bond patterns with a soldier course along edges should be used. If a pattern exists in the block, that pattern should be used.
- c. Brick sidewalks should be set on 4-5 inches of compact base materials (e.g. sand or limestone screenings).
- d. Brick sidewalks should shift to accommodate tree roots as opposed to cutting major tree roots.
- e. Sand should be used as fill material between bricks, not mortar.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

Streetscape (Rights-of-Way)

Parkways should be planted with living plant materials, grass or low growing ground cover (no more than 12 inches high).

A3. Street Trees

- a. Trees should match the character of existing street trees, and be compatible with approved trees on the City list. Typically these are canopy trees.
- b. Trees should be placed in the middle of the parkway or towards the sidewalk leaving room for people to get out of cars.
- c. Trees should be placed no closer than 5 feet from the curb and should adhere to city traffic guidelines for sight triangles at intersections.

A4. Front Yard Landscaping

- a. Front walk
 - i. Front walk should link the public sidewalk to the front door in a mostly direct route.
 - ii. The front walk should be at least 36 inches wide and no more than 60 inches wide.
 - iii. Materials for the walk should be concrete, brick or a relatively smooth paving stone and not gravel.
- b. Landscaping
 - i. Front yards (between the street and the front facade) should be mostly grass or low ground cover. Shrubs should be limited to foundation plantings.
 - ii. Front lawns should be graded down to the sidewalk without the use of a retaining wall when possible.
 - iii. Where space allows, front yards should be planted with canopy trees. Ornamental trees should be placed closer to the house.



A row of tall canopy trees creates a great sense of enclosure along this street.

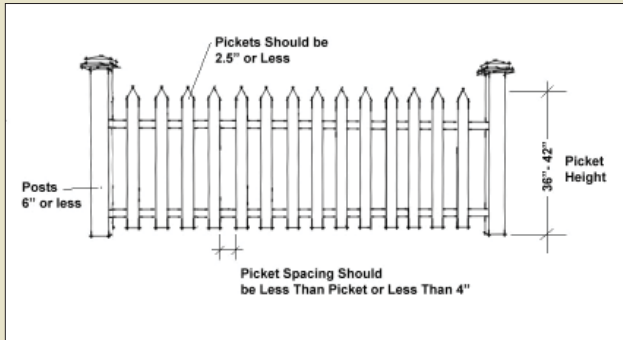


Front yards generally contain lawn with low growing plants.

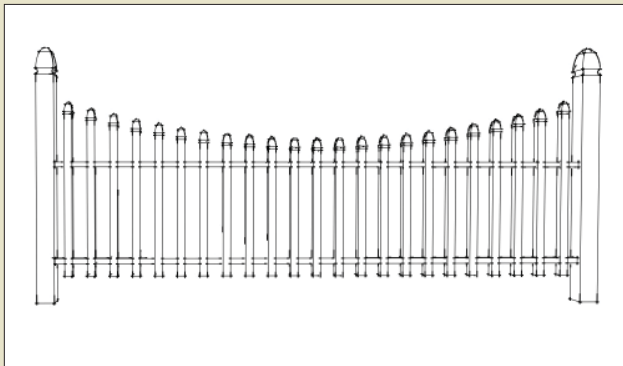


Yards are often graded down to the sidewalk without the use of retaining walls.

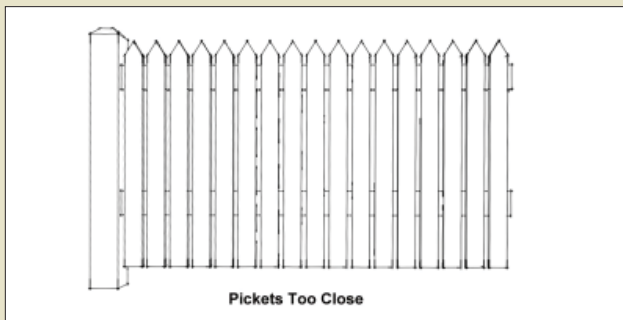
4.A. PUBLIC REALM GUIDELINES



Front yard wooden fences should be more open than closed and between 36" and 42" tall.



Wooden pickets should be vertical but height can vary.



Close picket are only appropriate for rear yard fences.

A5. Fences and Retaining Walls

a. Front Yard Fences

- i. Fences should use materials such as:
 - (1) Masonry or stone
 - (2) Ornamental iron
 - (3) Woven wire in a historic pattern
 - (4) Wood picket
 - (5) Hedges
 - (6) Chain link and vinyl should not be used
- ii. Height
Fences should be between 36 and 42 inches tall.
- iii. Pickets
 - (1) Pickets should be vertical and should not occupy more than 50% of the fence panel.
 - (2) The pickets or materials should not be more than 2.5 inches wide at its widest point. Ornamental iron fences should be more delicate than these standards.
 - (3) Picket spacing should be less than a picket width or no more than 4 inches.
- iv. Posts
Posts should be no more than 6 inches wide.

b. Side Yard Fences

- i. Side yard fences may be 100% opaque and may be any material listed in A5, a.
- ii. Fences erected behind the front building line shall not be over 4 feet in height to the rear building line of the neighboring dwelling, or to the rear of the dwelling located on the same site as the fence, whichever is the greater distance from the front property line.

c. Rear Yard Fences

- i. Rear yard fences can be 100% opaque and can be any material listed in A5, a.
- ii. Rear yard fences may be 6 feet tall.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

d. Retaining Walls

- i. Retaining wall materials should be native Kansas limestone. Rough concrete modular units are also allowed and should be no larger than 6 inches high. Railroad ties or landscape timbers are out of character and should not be used.
- ii. Retaining walls should not be more than 30 inches in height.
- iii. When more height is needed, retaining walls should be broken into a series of shorter walls to avoid one massive wall and to allow a planting area between the walls.
- iv. Retaining walls should start back 5 feet from curb face when at street level.

A6. Other Elements

a. Mailboxes

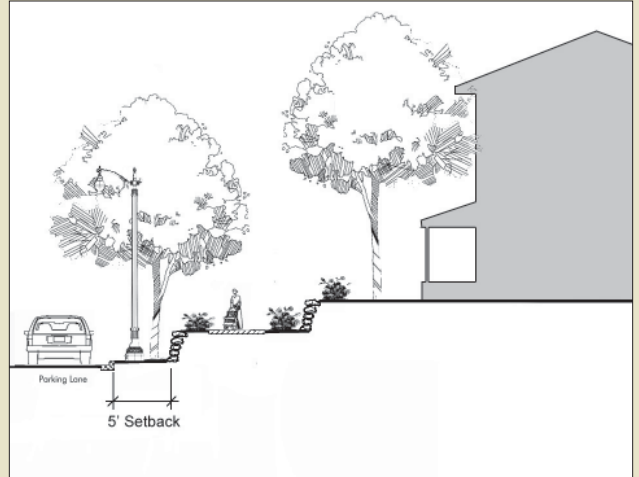
Cluster mailboxes, for multi-dwelling structures, that sit on pedestal bases should be set behind the front wall plane of the structure that is closest to the front lot line and should not be in the front yard.

b. Utility Service Boxes

Above ground utility service boxes that need to be in the front yard should be subterranean or earth tones, and/or screened with landscaping.

c. Solid Waste Collection

- i. Trash and recycling carts shall be screened with some type of landscaping or fencing so that the receptacles are not visible from the public right-of-way.
- ii. Where alley service is not available, trash carts should be stored in back of the front wall plane closest to the street.



Retaining walls should handle grade changes in stages and not all at once. Leave areas in front of retaining walls for plantings.



A good example of a stepped retaining wall in Oread.



Cluster mail boxes should be located behind the front wall of the structure.

4.A. PUBLIC REALM GUIDELINES



Rainwater collection should be located behind the front facade.



Landscaping along an alley.

d. Alley-Side Solid Waste Collection

i. Locations

Dumpster locations shall be close to the lot line and along the edge of the alley. Adjoining property owners should work together to establish combined locations.

ii. Screening

The dumpster should be screened by opaque fencing material that is compatible with the adjacent structure. Screening should be 6 feet in height.

iii. Surfacing

Dumpster pads shall be concrete, level and continuous with the alley surface to allow for drainage to alley. Curbs around the inside of the pad are recommended.

e. Rainwater Collection and Detention

Collection barrels and tanks should be located behind the front wall plane of the structure and not in the front yard.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

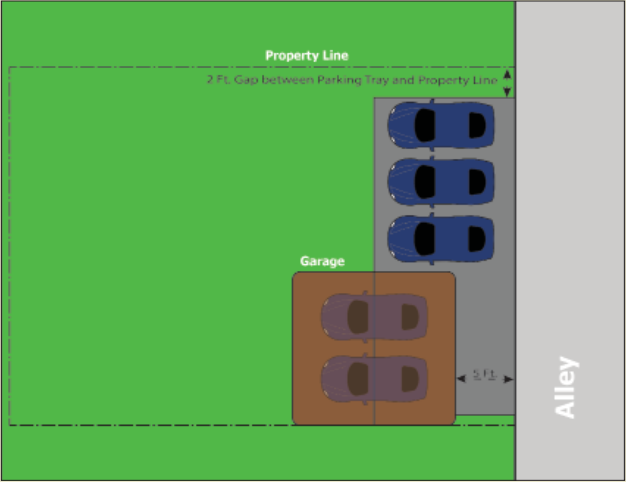


Diagram showing allowed parking configuration when accessing parking via alley.

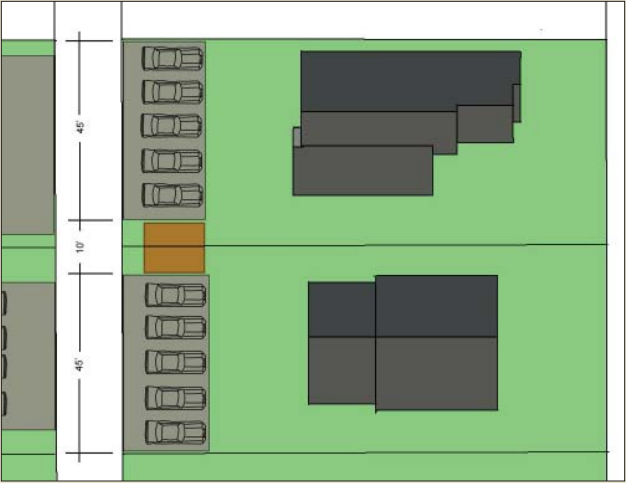


Diagram showing parking configuration to accommodate shared dumpster.

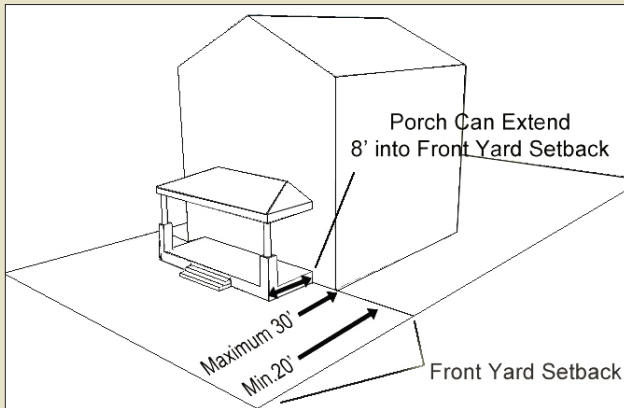


A good example of a dumpster screened with native stone walls.

4.B. SITE DEVELOPMENT GUIDELINES



Principal structures shall face the street.



Front yard setback should be between 20' and 30'.

B. DEVELOPMENT OF THE LOT AND SITE GUIDELINES

Goal: Maintain the established pattern of lot development. Combining lots into larger parcels is not appropriate, except as allowed in Chapter 5.B. Respect and maintain the traditional relationship of a structure to the street and to neighboring properties, the common orientation of structures, the established configuration of open space, and the placement of parking in the rear.

B1. Lot Consolidation

- i. Lots in all districts except District 2 shall not be combined as part of redevelopment to construct duplex and other higher-intensity forms of housing.
- ii. Combinations shall be permitted if they reestablish the historic 50 foot wide lot pattern that is traditionally seen within the neighborhood and do not remove historic structures.

B2. Front Yard Setbacks

- a. Principal Structure
 - i. The entry of the Principal structures shall face a street.
 - ii. Structures shall be constructed no closer than 20 feet to the front property line and should be no farther than 30 feet from the front property line.
 - iii. Portions of porches that extend beyond the principal structure shall not be included in setback calculations.
- b. Porch Encroachment
 - i. A porch may encroach up to 8 feet into the required front yard setback.
 - ii. The total area of any encroachment of the porch into a front yard or a side yard adjacent to a street shall not exceed 150 square feet.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

B3. Side Yard Setbacks

The combination of side yard setbacks should be no less than 15 feet, with a minimum of 5 feet on each side.

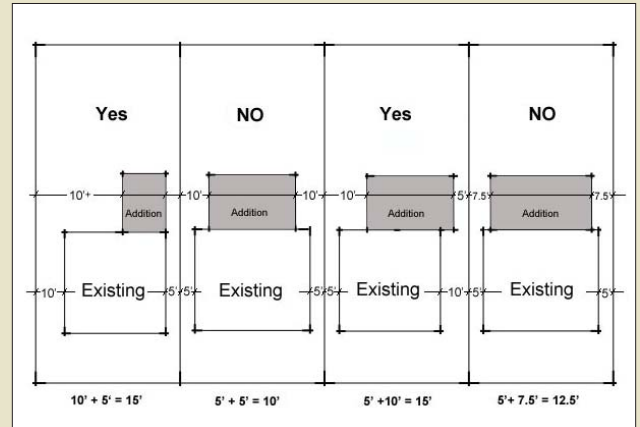
B4. Specific Lot Guidelines

a. Open Space

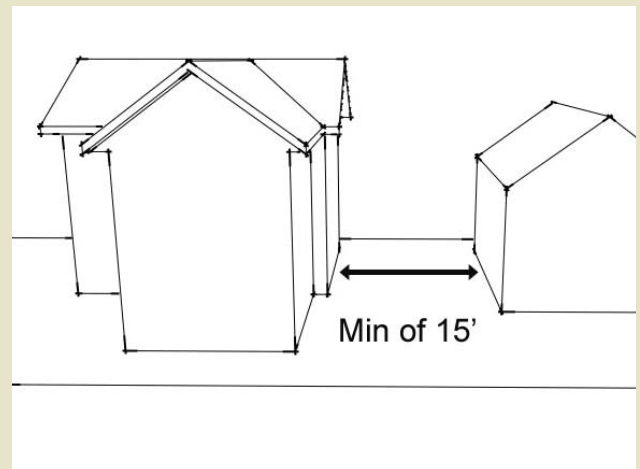
- i. There shall be a minimum of 15 feet of open space between the principal structure and an accessory structure or a parking pad.
- ii. Lots with no alley access may use the 15 feet of open space between the primary structure and the accessory structure for parking.

b. Parking Configuration and Location (when there are no alleys behind lots)

- i. No additional curb cuts shall be constructed if one already exists. To relocate a curb cut, the old curb cut shall be eliminated.
- ii. All parking areas shall be located behind the front facade.
- iii. Driveways to detached dwellings and duplex structures shall be no more than 12 feet wide but can flare out.
- iv. Parking behind the front facade surface may be permeable paving.
 - (1) Brick
 - (2) Geotech paving systems
 - (3) Permeable concrete
- v. Shared driveways are encouraged. Shared driveways to detached dwellings and duplex structures should not be wider than 12 feet.



Combined side yard setbacks should be 15' or greater with a 5' minimum.



A minimum of 15' open space should be maintained between the principal structure and accessory structure or parking.

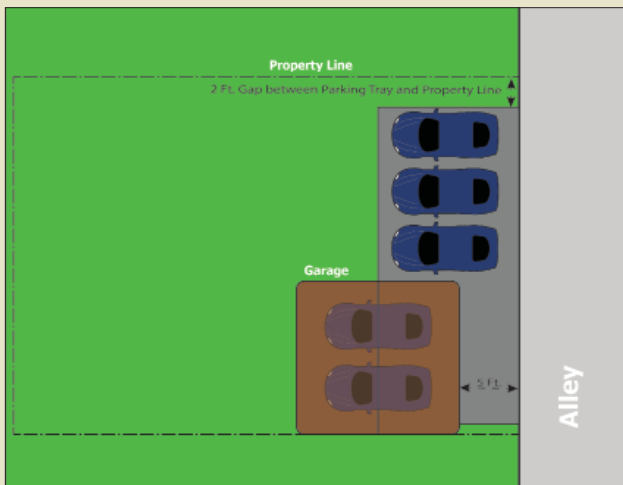


There shall be no parking in the front yards.

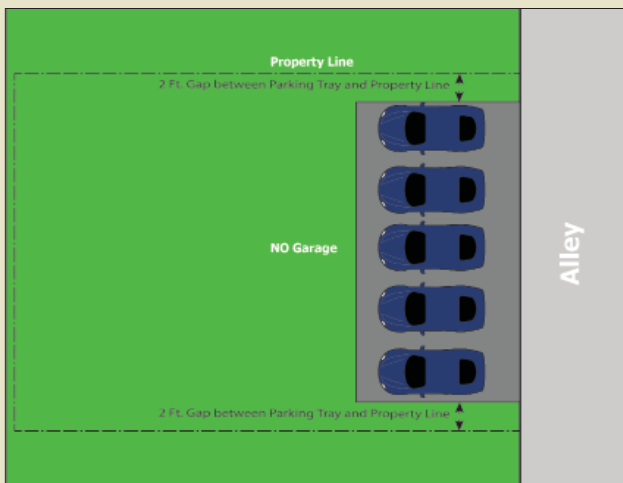
4.B. SITE DEVELOPMENT GUIDELINES



An acceptable example showing depth of parking stall should be no more than 25' from rear lot line.



Permitted parking layout with a garage.



Permitted parking layout with no garage.

- c. Parking Configuration and Location (when parking is accessed off alleys.)
 - i. The depth of uncovered parking spaces should be not more than 25 feet from the rear lot line.
 - ii. Bumper blocks or a 6 inch curb shall be used.
 - iii. The parking surface may be permeable pavement.
 - iv. New curb cuts from the street shall not be permitted.
 - v. Any new covered parking structure shall be a garage and not a carport, and shall not exceed more than 2 car capacity.
 - vi. Parcels shall have only one garage.
 - vii. Detached Dwellings and Duplexes may construct parking spaces in accordance with the diagrams.
 - viii. All Multi-Dwelling Structures shall be required to construct a parking lot in accordance with the Land Development Code and the guidelines of this document.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

B5. Principal Building Orientation

- a. Front Door Location
 - i. The front door should face the street to maintain the pattern of the neighborhood.
 - ii. When multiple units are within the same building, one door shall face the street.
 - iii. When more than one door faces the street one door should be more dominant than the other.
- b. Common Green Space
 - i. In multi-unit structures and rowhouses, the green space should be between the front facade and the street.
 - ii. In courtyard housing, the common greenspace should be in the courtyard.



Front doors shall face the street.



Common greenspace can be shared by all tenants.

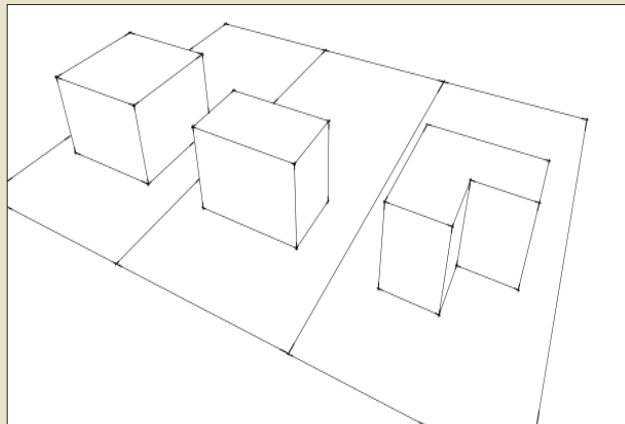


A good example of how common greenspace can be planting areas, rather than lawns.

4.C. ARCHITECTURAL GUIDELINES



Recognize and respect historic elements.



Three basic massing forms, square, rectangle, and "L" plan.



Exposed foundation wall shall be brick or stone.

C. ARCHITECTURAL GUIDELINES

Goal: New construction, additions and remodels should be compatible with the neighborhood, reinforcing the existing patterns and enhancing the established character.

C1. General

- a. New construction in the Oread Neighborhood should recognize and respect the historic elements and patterns that exist within the neighborhood. The design of new structures should respond to the character of existing structures, using them as a source of inspiration for new designs.
- b. New construction should avoid trying to create an artificial history by duplicating styles and designs that are not associated with the neighborhood. For example, while the Spanish Revival style is appropriate within the period of significance (1877-1945), because it is not found in significant amounts in the neighborhood, it is not appropriate for Oread.

C2. Massing and Form

- a. The main form of the principle structure should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that has minimal roof plane changes.
- b. The proportions of the front facade shall be taller than it is wide.

C3. Foundations

- a. Height
First floor elevation shall be a minimum of 18 inches above grade on the front of the principle structure.
- b. Materials
 - i. Exposed concrete shall be clad in brick or stone.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

C4. Roofs

a. Form

Primary roof form shall either be a gable end, cross gable, hipped, pyramidal, or gambrel.

b. Dormers

Dormers shall be designed so that there is a relationship in type and alignment to windows on the main building.

- i. Dormers may be front facing and centered, but shall not occupy more than 40% of the roof plane. In other words, dormers shall not be so large as to appear to be adding an additional story to a structure.
- ii. Dormers on the side shall not occupy more than 60% of the roof plane.
- iii. New dormers shall not exceed the height of the original roof.

c. Roof Pitch

Primary roof line shall be between 5:12 to 12:12 in slope depending on the style of the house.

d. Roof Materials

Roof materials shall be one of the following:

- i. Dimensional asphalt shingle roofs that emulate wood shingles.
 - ii. Real clay tiles
 - iii. Slate tiles
 - iv. Terra-cotta tiles
 - v. Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and no more than 18 inch wide pans.
 - vi. Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8 inch thick by about 5 inches wide.
- #### e. Eaves and Overhangs
- Overhangs shall be provided and shall be between 16 inches and 36 inches to provide shade over windows in summer months.



Primary roof form shall either be a gable end, cross gable, hipped, pyramidal, or gambrel.



New dormers shall not exceed height of the original roof.

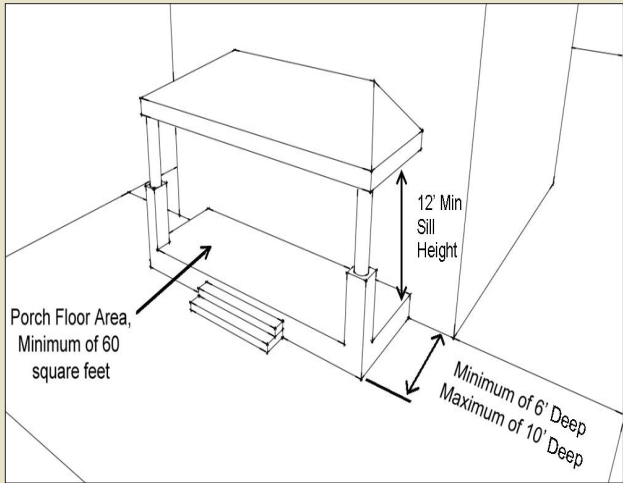


Clay tile roof.

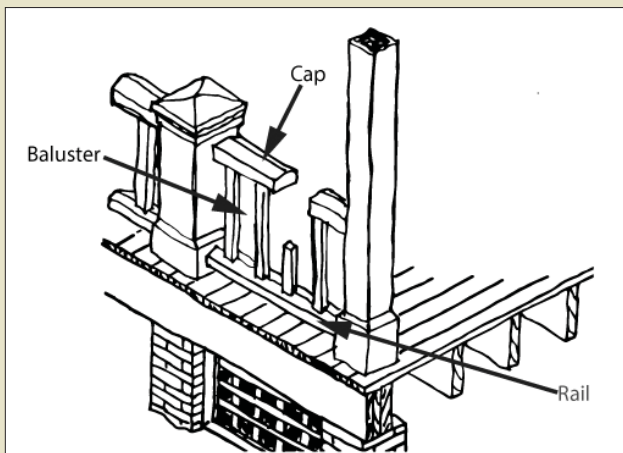
4.C. ARCHITECTURAL GUIDELINES



Eaves should extend by 18" to 24" from the wall.



Porches can be 6' to 10' deep with a minimum deck area of 60 square feet.



Porch balustrades should be 50% or more opaque material with no more than 2" of spacing between balusters.

C5. Porches (Front and Street Side)

a. Porches

All ground floor dwelling units shall have a porch.

b. Location

Porches shall be located at and accessible from the first floor level of the structure.

c. Porch Size

Porches should cover at least half of the first floor facade facing the street horizontally and should have a minimum deck surface area of 60 square feet.

d. Depth of Porch

The minimum depth of the porch shall not be less than 6 feet and the maximum depth of the porch should not exceed 10 feet.

e. Porches Bulk

Porches should appear to be "added on to the building" rather than cut out of the building. Porches should have their own roof that isn't integral to the rest of the building.

f. Porch Roofs

100% of the front porch shall be covered by a roof or a pergola.

g. Porch Railings and Balusters

- i. All porches should have a railing.
- ii. Railings should not exceed 36 inches in height measured from the floor of the porch.
- iii. Baluster spacing should be continuous between columns.
- iv. Balusters should be composed of 50% or more opaque material.
- v. Spacing between balusters should be no more than 2 inches.
- vi. Balustrades should include a cap or rail on top.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

h. Porch Steps

Front stairs shall appear as one set of stairs even if there is more than one housing unit in the structure.

i. Open Porch

The front porch shall be open and not enclosed by any materials except screens.

j. Height of Porch Floor

The floor of the front porch shall be raised above grade and no lower than one step below the first floor.

k. Porch Roof Height

The sill of a roof or trellis should be set at the second story/floor.

l. Porch Columns

Porch columns should match the proportion, detailing, and size of the porch massing they are supporting. Porch columns shall have capitals and bases. Capitals and bases shall be proportional to the size of the column and shall be detailed in a manner to match the overall architectural style and period of the structure, providing a balanced and finish look. The horizontal spacing between columns is typically no greater than $1\frac{1}{2}$ times the height of each column, and not less than $\frac{3}{4}$ of the column height. Fiberglass columns shall not be permitted.

m. Porch Foundation

- i. The porch shall be supported by columns or foundation walls affixed to the ground. The columns should be no less than 16 inches by 16 inches.
- ii. The space between the foundation columns shall be infilled with wood siding, lattice, brick or stone.

n. Painted Wood

All exposed wood used for porches should be painted, not stained. The



Porch details should be commensurate with the load they support, such as this example.



The load being supported by the columns should be expressed in the design of the structure. Columns and their bases should be evident.

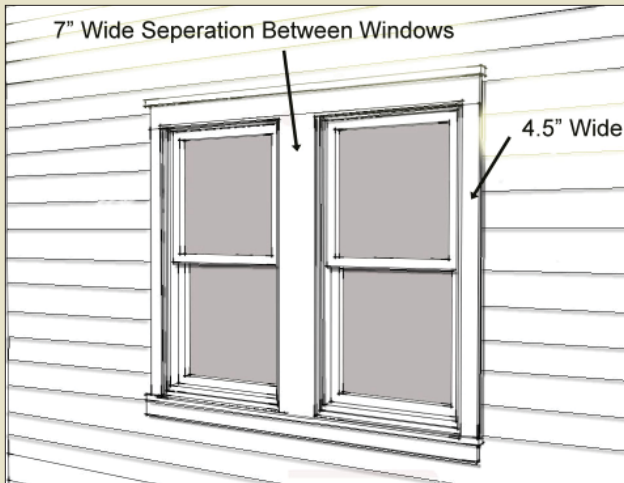


A good example illustrating how front doors shall be prominent and face the street.

4.C. ARCHITECTURAL GUIDELINES



A good example of how windows centered in bay.



Leave 7" of space between grouped windows with 4.5" trim around windows.



Wood siding and wood shingles are common wall cladding.

exception is that floor decking can be stained.

C6. Fenestration

a. Front Doors

- i. Front door shall be prominent and face the street.
- ii. Front door should contain glass in character with the style of the house. Side lights and transom lights may be used.
- iii. Doors into separate units in the same buildings should be situated so that one door is prominent.

b. Windows

- i. Operable windows should be single or double-hung windows.
- ii. Windows should comprise 35% of the front facade.
- iii. Windows shall be made of wood or aluminum-clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.
- iv. Windows facing the street shall have all the same sill and/or head height on each floor of the structure.
 - (1) Accent or feature windows are an exception.
 - (2) Windows along stair cases should follow the pitch of the stairs.
- v. Windows should maintain a 2:1 height to width ratio.
- vi. Windows should be laid out symmetrically on each wall plane that faces the street.
- vii. Smaller windows should be grouped together in lieu of using one large single pane window.
- viii. Grouped windows should be separated by a no less than a 5 ½ inch wide trim piece.
- ix. Window should have trim that represents the architectural style of the structure.
- x. Shutters should be the size as the window they are adjacent to so if

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

they were to be closed they would cover the windows. Single or double shutters may be used.

C7. Building Wall Materials

- a. Wood
 - i. Horizontal wood or cementitious wood siding shall have a 4 to 7 inch exposure and a smooth finish, not a wood-grained texture.
 - ii. Wood shingles should be in a vertical pattern with 3-7 inch reveal.
 - iii. Wood shingles should be primarily used as second story cladding, on attic dormers, gable ends and porch roof gables.
 - iv. Grooved panel siding should not be used.
- b. Brick & Block
 - i. Brick should be no larger than 2 2/3 inch tall X 8 inch long with mortar joints no larger than 1/2 inch.
 - ii. Concrete masonry units (CMU) or concrete block shall not be used as an exposed exterior material.
 - iii. Brick should not be used on upper floors unless brick is found on the floors below.
- c. Stone
 - i. Synthetic stone should not be used, except in lintel applications.
 - ii. Stone should be in the scale of other stone found in the neighborhood and should have the appearance that they could have been laid by hand.
- d. Combinations

Creative combinations of the above may be used to reflect natural textures, so long as they meet the overall objective of conveying a sense a permanence, human scale and proportion.

C8. Architectural Details and Features

- a. Columns, lintels, sills, rafters, door



Brick is a common wall material.

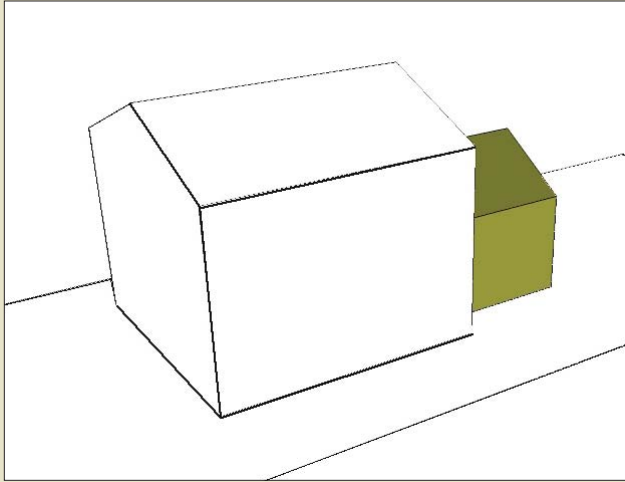


Use of native stone is appropriate for walls or accents or both. Use of synthetic stone can be appropriate for accents.



Wood shingles used on gable end.

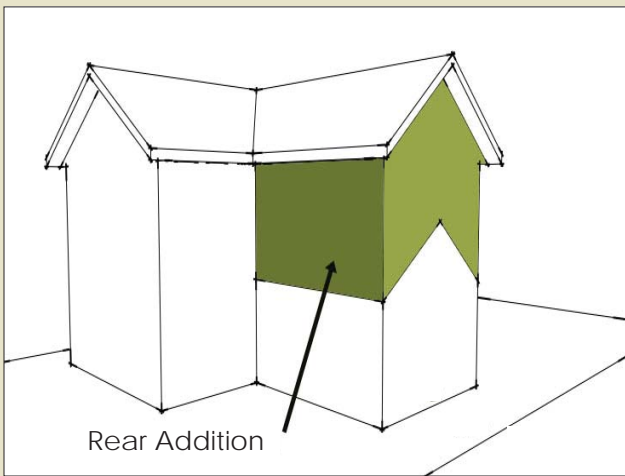
4.C. ARCHITECTURAL GUIDELINES



Additions should be placed inconspicuously on the least character-defining elevation.



Place additions away from public streets.



Second story additions shall not project past the existing first story wall.

surrounds, decorative gable-ends, etc., should be used to add visual interest to a structure.

- b. Appropriately scaled details should be used.
- c. Details should be consistent with the design and style of the building.

C9. Additions

- a. Additions in General
 - i. Additions may include projecting bays, bay windows, dormers, a room or an entire wing.
 - ii. New additions shall not be so large as to overwhelm the original structure because of location, size, height or scale.
 - iii. New additions shall not obscure or demolish character defining features of the original structure.
 - iv. Building additions should be in keeping with the original architectural character, mass, scale, and materials.
- b. Location of Additions
 - i. Additions shall be located inconspicuously on the least character-defining elevation.
 - ii. Additions should be to the rear of the existing structure.
 - iii. Additions should be recessed behind the front facade by a minimum of 5 feet if it is not possible to place the addition to the rear.
 - iv. Additions shall avoid filling in the spaces between projecting elements that create a flat or projecting front facade.
- c. Second Story Additions
 - i. Second story additions shall comply with the minimum interior or combined side yard setbacks:
 - ii. Additions shall not project past the existing first story wall.

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

d. Massing of Addition

- i. Design of additions shall be compatible with the style of the primary structure.
- ii. The addition should be relatively the same scale as, or subordinate to, the original house.
- iii. Additions that exceed the height of the original structure should be subordinate in massing and scale.
- iv. Roof forms, pitches, and overhangs that are similar to the original structure should be used.
- v. Window types, shapes, and proportions should be similar to those of the original structure.

e. Exterior Materials

- i. The selection of exterior materials shall be compatible with the primary building.
- ii. See C7 for materials.



A acceptable example of how additions should be subordinate to the primary structure.

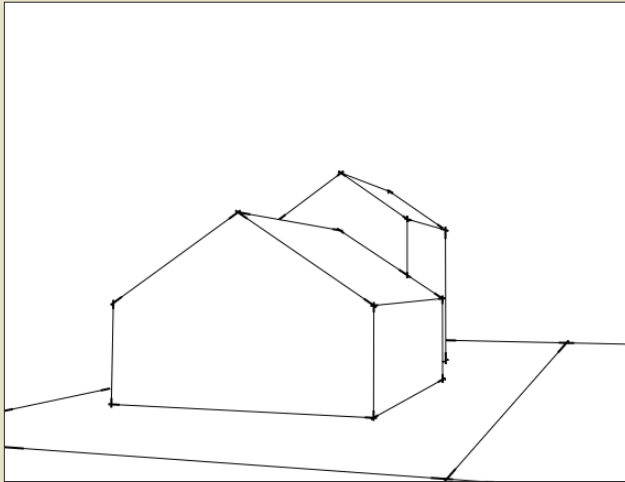


Additions should relate in scale to other elements of the house. The addition is a similar scale to the porch.

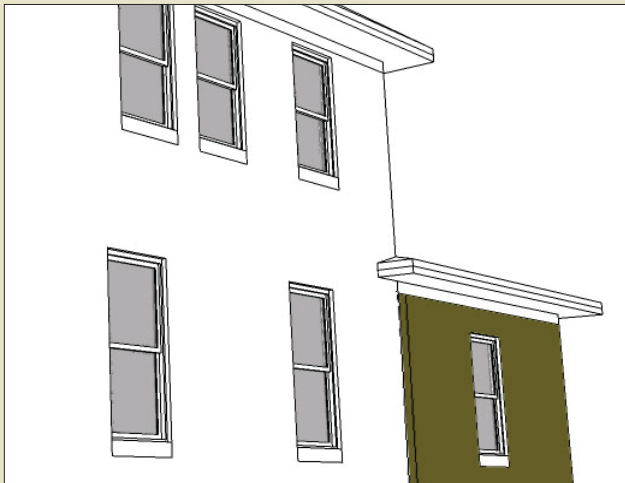


Here an unacceptable addition overwhelms the original building.

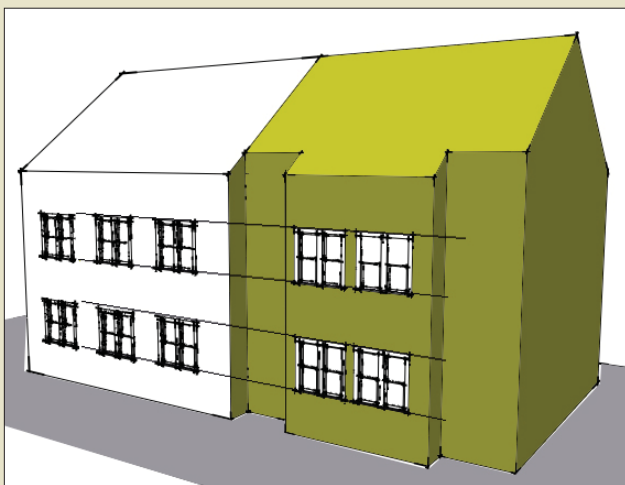
4.C. ARCHITECTURAL GUIDELINES



Roofs on additions should match the pitch of the main body of the house.



Additions should have the same size eaves and windows and should be in the same proportions.



Match window types, shapes, and proportions similar to those of the original structure.

- f. Distinguish New From Existing Structures
 - i. An addition shall be discernible from, yet compatible with, the existing structure.
 - ii. Differentiation should be achieved through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type.
 - iii. A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.

C10. Decks and Balconies

- a. Decks and balconies shall be on the rear of the structure and recessed from the side elevation a minimum of 2 feet.
- b. Decks shall not be constructed above the first story.
- c. Balconies constructed above the first floor/story shall be limited to no more than 60 square feet.

C11. Fire Escapes

CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

- a. Ramps, lifts, and accessible entrances should be designed in such a way to avoid damage to character-defining features of a building.
- b. Fire escapes should be located at the rear of the structure.
- c. Fire escapes should be metal.

C12. Energy Efficiency

- a. Construction of any new structures or alterations to existing structures should be done in such a way as to maintain character while maximizing energy efficiency.
- b. Maximizing energy efficiency should not be motivation to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed.

C13. Architectural Barriers and Accessibility

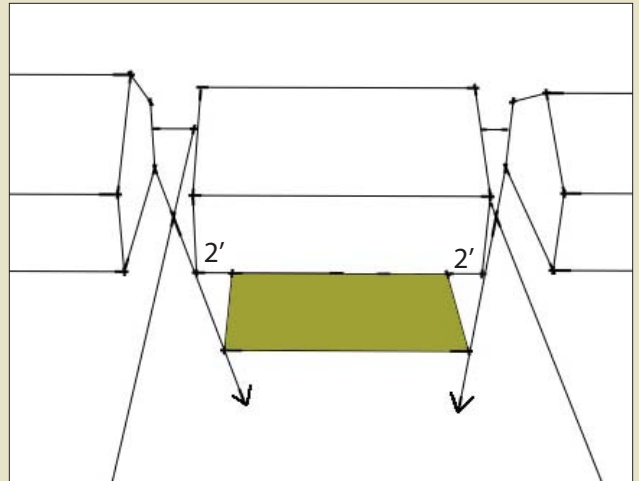
- a. Accessibility to properties should be achieved with careful and creative design solutions when needed or required.
- b. Ramps, lifts, and accessible entrances should be designed in such a way to avoid damage to character-defining features of a building.

Mechanical Equipment

- c. New mechanical equipment should be located a minimum of 10 feet behind the front facade of the structure.
- d. When mechanical equipment must be attached to the exterior wall, historic exterior wall material should be minimally affected. For masonry walls, all attachments shall anchor into the mortar rather than the masonry unit.
- e. Rainwater collection systems should be located behind the primary facade. They should use traditional materials such as

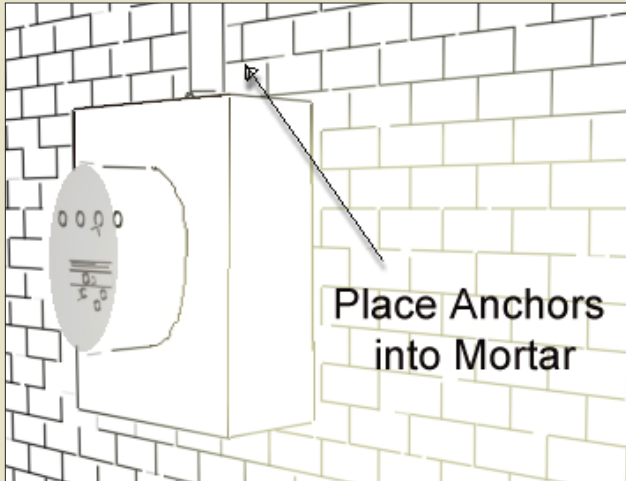


An unacceptable example showing why all decks should be on the rear of the structure and not visible from the front yard.



Decks should be recessed a minimum of 2' from the side elevation.

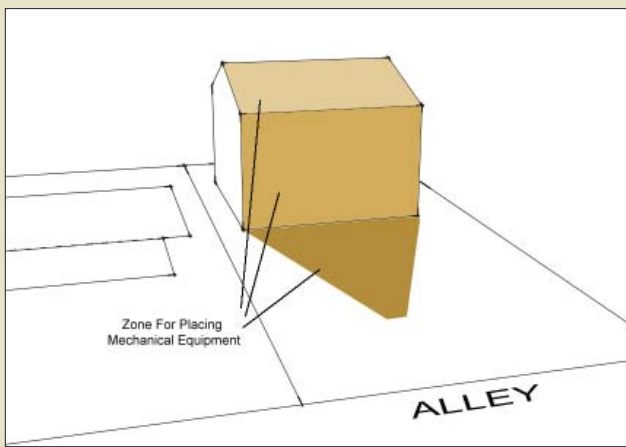
4.C. ARCHITECTURAL GUIDELINES



Place anchor in a way that minimizes damage to the structure.



Photovoltaic and solar thermal panels should be in scale with the existing structure's roof line and should be in same plane as the roof line.



All mechanical utilities should strive to be located to not be visible from the street.

metal and wood.

- f. Photovoltaic and solar thermal installations shall be designed to be in scale with the existing structure's roofline, and shall not damage historical architectural features or materials. These roof systems shall be on the same plane as the roof.
- g. Photovoltaic, solar thermal and satellite dishes (external systems) should be located on ancillary/secondary structures or new additions.

C14. Exterior Lighting

- a. Exterior lighting should be incorporated into renovations or new construction.
- b. Lights shall only shine directly onto the property to which they are attached. They shall not shine onto an adjacent property.
- c. Lights should be shielded as to not glare on adjacent properties, so that "dark skies" are maintained and light does not bleed beyond the property lines. Lights shall only shine directly onto the property to which they are attached.

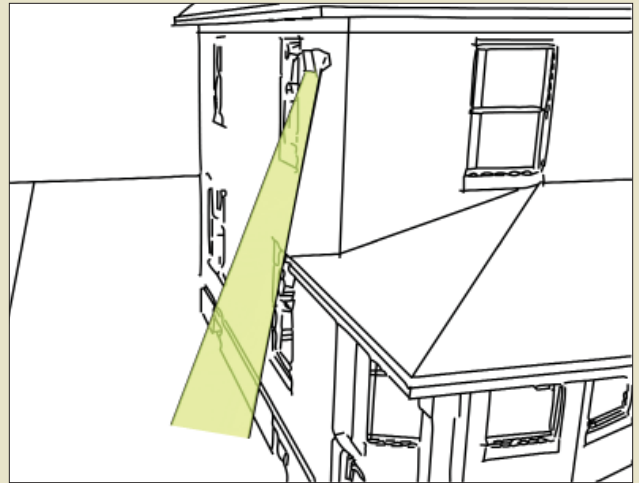
CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

They shall not shine onto an adjacent property.

- d. Lighting may be included on buildings, along pathways and walkways, along the edge of the alleys and parking, and on porches.
- e. Constant level of light should provide reasonably good visibility. Harsh bright spots and shadows should be avoided.



Low voltage lighting along paths and on porches is appropriate.



Exterior lighting shall not shine onto adjacent property.

4.D DEMOLITION OF EXISTING STRUCTURES



Rehabilitation of an existing structure.



Character defining features.

D. DEMOLITION OF EXISTING STRUCTURES

Goal: Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. Demolition removes the opportunity for a future owner to rehabilitate the existing structure.

- D1. Character-defining structure(s) shall not be demolished.
- D2. Features that define the character of a listed property shall be retained.
- D3. When removal of a character-defining feature or structure is necessary, a new feature or structure that is compatible with the district shall be installed.
- D4. Plans for compatible replacement of features or structures shall accompany a request for demolition of character-defining features or structures.
- D5. Open space, such as a parking lot or park, shall not be created by demolition of any character-defining structure(s).
- D6. Character-defining structure(s) shall not be demolished and replaced with a historic building from off site.
- D7. Principal and Accessory Structures that are 50 years old or older at the time of demolition application shall be reviewed by the Historic Resources Commission in accordance with the Secretary of the Interior Standards to make a determination on demolition. Structures which are not 50 years old or older at the time of application may be approved by staff.



5

CHAPTER 5: DISTRICT SPECIFIC DESIGN GUIDELINES

The Oread Neighborhood contains a number of unique districts.

Each of these districts have their own special character. Chapter 4 provides guidelines that were applicable neighborhood wide and apply to all districts. Chapter 5 will address the unique character of each district.

The intent of Chapter 5 is to help manage changes in each specific district, so that over time the design character of each district within the Oread Neighborhood will remain distinct.

Chapter 5 addresses the guidelines that are exclusive to Districts 1, 2 and both Historic Districts. District 3 will use the Chapter 4 guidelines for residential development and will refer to Chapter 6 for the commercial guidelines. If Chapter 5 is silent on any given subject, then it may be assumed that the guidelines of Chapter 4 apply.

The Historic District Guidelines are specifically written for the restoration, rehabilitation, and renovation of existing buildings within a historic district. They address additions to contributing and non-contributing buildings, and they address some particular aspects of new construction within an historic district.

It is recommended that Chapter 4 be read prior to Chapter 5, so that a comprehensive understanding of the design guidelines is achieved before embarking on a new project.

5.A. DISTRICT 1



District 1 Boundary Map.



Residential structures are spaced farther apart in District 1.



Residential structures are of a more modest scale in District 1.

A. DISTRICT 1- LOW DENSITY

The following design guidelines are unique to District 1 and only apply to this distinctive area known as Stadium North.

District 1 is a unique district within the Oread Neighborhood. Primarily zoned RM12D, the residential structures are spaced farther apart and are generally of a more modest scale than other parts of the neighborhood. There is a strong desire by neighborhood residents to protect the feel and character of the district by maintaining the scale of the existing houses.

The intent of these specific guidelines is to retain the scale of the original detached dwellings in the neighborhood, while allowing for the density permitted by the Land Development Code. The streetscape, the size and location of structures and the feel of the neighborhood from the public realm should remain unchanged.

Historically, lots within District 1 were drawn to encourage the construction of single-family residential structures along the streets. Any alterations to the lots shall be done to maintain or restore the historic pattern and use of district.

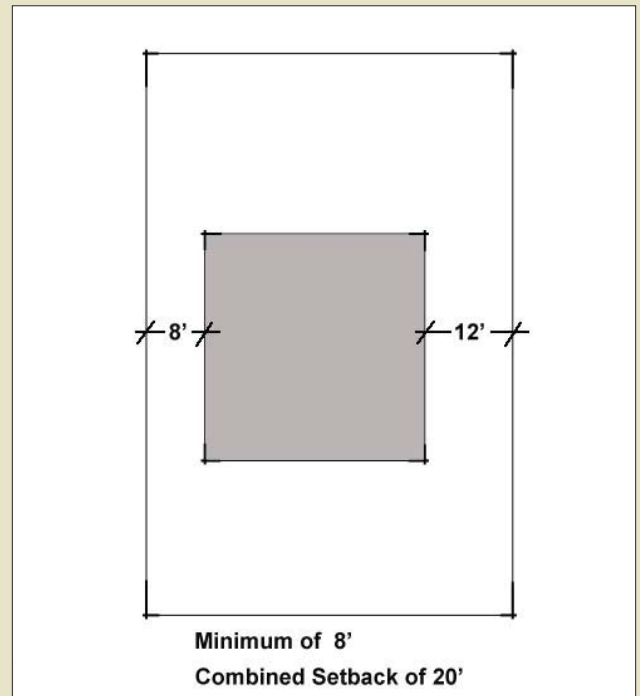
Lots presently platted and meeting the requirements for duplex development under the provisions of the Land Development Code, a lot having a minimum of 7,260 square feet, may maintain the ability to construct this type of use. Within District 1, lots shall not be created or modified to accommodate the construction of duplexes or other higher intensity residential dwellings.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

A1. Sideyard Setbacks

a. Primary Structure

The minimum combined side yard setback for District 1 shall be 20 feet. The minimum per side shall be 8 feet. This allows for flexibility in locating the house on the lot and retains the diversity of the existing pattern.

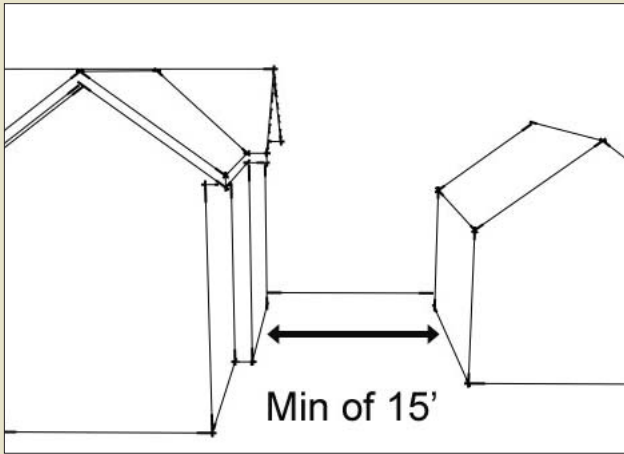


Total side yard setback should be 20' wide. Minimum is 8'.

5.A. DISTRICT 1



A good example of maintaining open space.



Maintain at least 15' of open space between structures.

A2. Open Space

- a. Open space shall be defined as the space between a primary structure and the alley.
- b. Open space shall not be used for parking.
- c. There should be a minimum of 15 linear feet between the garage, parking pad, and the primary structure.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

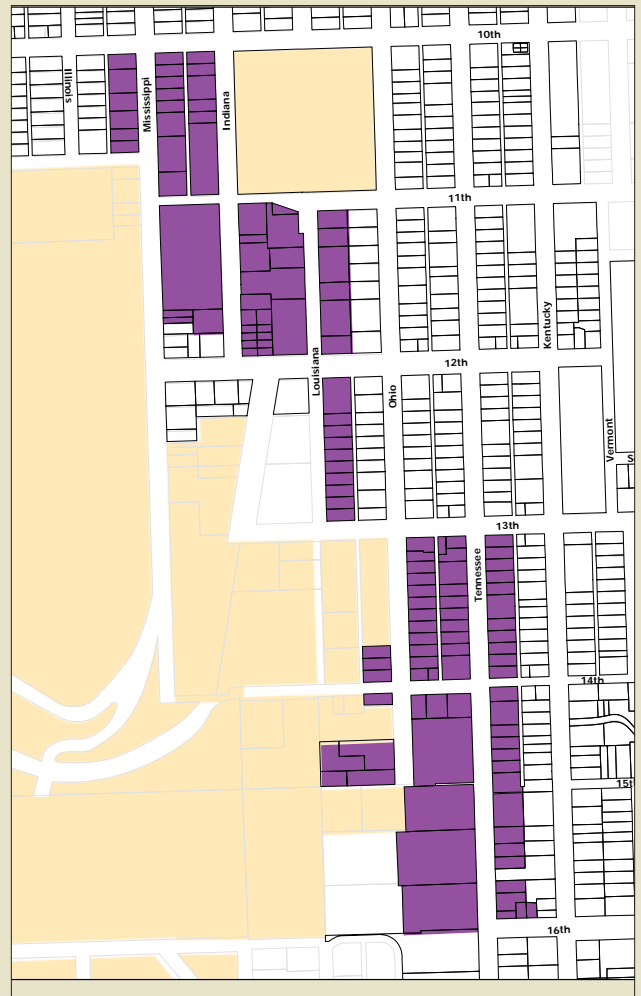
B. DISTRICT 2 - HIGH DENSITY

The following design guidelines are unique to District 2 and only apply to this distinctive area adjacent to the eastern edge of the University of Kansas.

District 2 is a unique district within the Oread Neighborhood. Primarily zoned RM32, this area has seen a number of the original homes demolished and replaced with apartment buildings. Many of these apartments date from the 1960's and 1970's.

The intent of these specific guidelines is to ensure that all new buildings are compatible with the scale and character of the Oread Neighborhood while allowing for a greater density of development.

Portions of the Oread Neighborhood are zoned Mixed Use (MU). The Oread Design Guidelines are intended to supplement the provisions of the Land Development Code's MU Zoning. If the provisions of the Land Development Code's Mixed Use District (MU) are inconsistent with the Oread Design Guidelines, or if they are in conflict, provisions of the Oread Design Guidelines shall control.



District 2 Boundary Map.



Oread Hotel.

5.B. DISTRICT 2



Structure constructed after the “Period of Significance”.



Lot consolidation for larger structures.



Parking should be accessed through the alley.

B1. Demolition of Existing Structures

- a. Demolition of an existing structure may be appropriate in District 2 if the structure is not listed on the National Register of Historic Places, State or Local listings.
- b. Demolition may be appropriate if the structure was constructed after the “Period of Significance” of the Neighborhood, 1877-1945, as discussed in Chapter 3.

B2. Lot Consolidation

- a. Lot consolidation shall not involve alley closures or street closures.
- b. Lot consolidation shall not involve the interruption of the established street grid pattern or the creation of a cul-de-sac.
- c. Lot consolidation, which includes demolition, may be appropriate if it consistent with the guidelines in the Demolition of Existing Structures section above.

B3. Access Standards

- a. Parking should be accessed through the alley.
- b. Where an alley is not present, parking and driveway access shall be consistent with the rest of the block.
- c. Driveways shall be at a residential scale.
- d. Entrances to garages, and subterranean garages should be accessed through the alley where feasible.

B4. Parking Standards

- a. Parking shall not be located in the front yard.
- b. Parking lots should be screened along the public street.

B5. Service Standards

Services, including all utility access and above ground equipment, trash carts, and dumpsters should be located on alleys, where alleys exist.

B6. Frontage Standards for Multi-Dwelling Structures

- a. Each ground floor residential unit that is adjacent to the street shall be oriented with front entrances to the street accessed through a front door that faces the street.

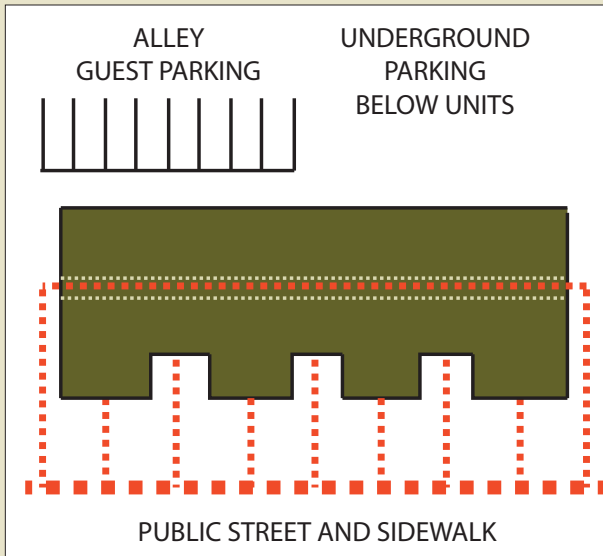


Parking shall not be located in the front yard.



Multi-dwelling structure has individual front doors.

5.B. DISTRICT 2



"House scale" elements and masses relate to the neighborhood.



Apartments shall step down to smaller scale residences.

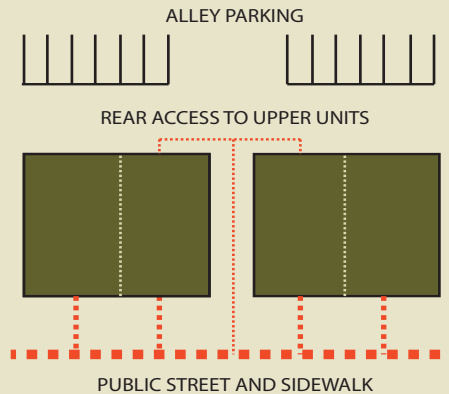
B7. Building Size and Massing Standards

- The facade of large buildings shall be no greater than 40 feet wide after which the building shall be set back a distance of at least 8 feet for the next 20 feet, before returning to the initial setback. This is to reflect the size of a typical Oread house and the side yard spacing between houses. These offsets should be expressed from the foundation through the roof line.
- New construction should be composed of "house scale" elements and masses that relate to the scale of the original neighborhood. Porches, dormers, and projecting bays can help achieve this standard.
- Windows should be vertical in proportion. The scale should be similar to historic windows which are generally 5 feet minimum in height. Windows may be paired.
- Roofs should be pitched.
- New structures should step down to within 1 story of adjacent structures.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

DUPLEX / TRIPLEX / FOURPLEX

Attached dwellings giving a large single-dwelling appearance.



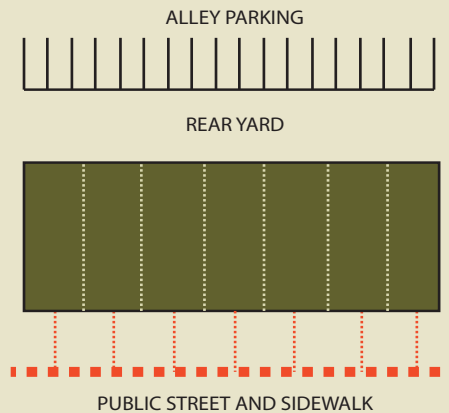
Stories: 2 - 2.5

Parking:
In individual garages to rear or garages via alley.

Porches/Yards:
Porches and stoops front the street. Private patios to the rear.

ROW HOUSES

Attached dwellings, multi level, typically in rectangular form.



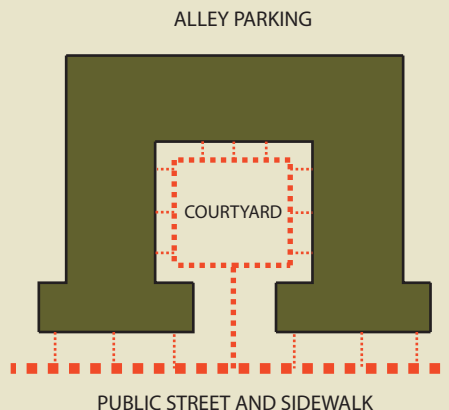
Stories: 2 - 3

Parking:
In individual garages at rear or garages via alley.

Porches/Yards:
Private yards in front and/or rear.

COURTYARD HOUSING

Attached dwellings around a central interior courtyard.



Stories: 2 - 3

Parking:
In individual garages to rear or underground garages

Porches/Yards:
Units facing streets have porches and all others have stoops fronting the interior court.

5.C. HISTORIC DISTRICTS

C. OREAD AND HANCOCK HISTORIC DISTRICTS

Work within the Oread and Hancock Historic Districts shall follow the Neighborhood Wide Design Guidelines of Chapter 4 as well as the more stringent guidelines for Historic Districts that are set forth below. The Design Guidelines are based upon the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration, or Reconstruction, as appropriate.

These Standards can be found on the National Park Service website.

These standards apply to all properties and new construction within the Historic Districts.

For additional guidance, the National Park Service publishes the Interpreting the Standards Bulletins and Preservation Briefs, available from the National Park Service website.



Oread Neighborhood Historic District Boundary Map.



Hancock Historic District Boundary Map.

C1. Demolition

- a. New construction shall meet the standards of section C6.
- b. Historic structures should not be demolished
- c. If beyond repair, a cost analysis and structure analysis and economic analysis will be required as part of the demolition application process

C2. Respect and Retain Original Historic Style and Features

- a. Historic features, including character-defining elements, original scale and massing, shall be retained.
- b. Stylistic elements that were not originally present shall not be added.
- c. Alterations that have no historic basis and that seek to create the appearance of a different architectural period or a false sense of history shall be avoided.
- d. Non-historic alterations that detract from original historic style should be removed.



A good example of details that are well proportioned to the structure.



Preserve original details when possible.



When replacing elements make sure they match the originals in proportion, scale, mass and materials.

5.C. HISTORIC DISTRICTS



C3. Repair or Replace?

A project should demonstrate that the least intrusive treatment option that is feasible is being used. The Secretary's Standards lay out a prioritization for the treatment of historic materials:

- a. When to Preserve:
Deteriorated historic features and architectural elements shall be repaired rather than replaced.
- b. When to Rehabilitate:
If an original architectural feature has become deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish.
 - i. Synthetic or composite replacement materials shall match the original in size, scale, profile, and finish.
 - ii. Compatible recycled historic materials may be used provided that the replacement material is compatible with the historic style and character of the resource.
- c. When to Replace:
 - i. Replaced elements shall match the original in size, scale, profile, and finish.
 - ii. An entire missing building should not be reconstructed.
 - iii. Missing architectural features may be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence may include other matching elements that remain on the building or a "ghost" showing where the missing element historically was attached.
- d. When to Construct New:
 - i. New construction shall not demolish or significantly alter an existing contributing resource.
 - ii. New construction may be appropriate on an empty lot or to the rear of a contributing resource.

C4. Restoration, Rehabilitation, Renovation of Contributing Structures

- a. Facade
 - i. Original elevations of the structure that are visible from the public right-of-way shall be maintained.
 - ii. Appearance, character, arrangement of architectural features, design or materials shall not be changed except to restore a structure to its original appearance.
 - iii. Architectural features shall not be added to a structure if they were never present.
- b. Building Walls
 - i. Damaged walls shall be repaired with like materials that match in color and texture with the weathered material of the original structure.
 - ii. Only those sections that are deteriorated beyond repair should be replaced.
 - (1) Traditional building materials shall be replaced with traditional building materials. For example stucco ages differently than Exterior Insulation and Finish Systems (EIFS) and over time the EIFS looks significantly different than stucco.
 - (2) Natural building materials that age naturally and weather well should be used. For example synthetic stone does not age in the same manner as real stone. Over time the synthetic stone does not retain the characteristics of real stone.



Retain the appearance, character and arrangement of architectural features, such as in this example.



Unlike this example, walls should be repaired with like materials that match in color, texture, and construction method



A good example of using traditional building materials.

5.C. HISTORIC DISTRICTS



An unacceptable example of vinyl siding concealing original features.



Masonry should not be painted.

- iii. Aluminum, vinyl or other synthetic siding shall not be used as a replacement for a primary building material. Artificial siding materials can cause irreparable damage to underlying materials and structural members.
- iv. Unpainted masonry shall not be painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials.
- v. Simulated modern materials that attempt to emulate traditional materials should not be used.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

b. Roofs

- i. The original shape and slope of the roof as seen from the street shall be maintained. The shape and slope of the original roof is an important character defining feature of the structure.
- ii. Roofing materials should duplicate the appearance and profile of the original materials.
 - (1) The color of the new roofing material should be comparable to the color of the original material.
 - (2) The existing roofing may be replaced with roofing materials that historically would have been appropriate for the building form and style.
- iii. Original decorative roof elements, such as exposed rafter ends, bargeboards, or cornices shall be maintained.
- iv. Decorative roof elements that were not historically present should not be added.
- v. Gutters should be made of copper, galvanized steel or aluminum. Gutters should be half-round or ogee in shape.

c. Dormers

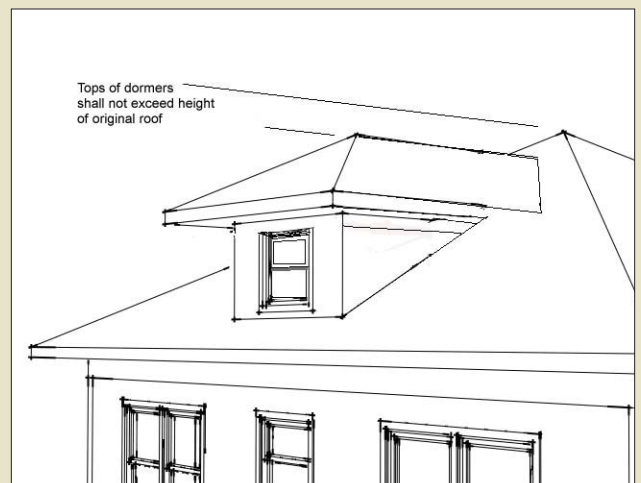
- i. Dormers shall be appropriately sized so as not to overwhelm or dramatically change the character of an historic structure.
- ii. Dormers should be centered over windows on a lower level.
- iii. Dormers should be constructed of lighter materials such as wood, never of brick or stone.
- iv. Windows should be placed in the center of the dormers at least 6 inches from the side edge.



These fiberglass shingles are approximately the scale of the original roofing shingles.



Maintain original decorative roof elements such as these cast roofing tiles.



Keep dormers below the crest of the original roof line.

5.C. HISTORIC DISTRICTS



Retain original porch details such as the balustrade, columns, and porch skirting.



Balustrades are composed of a series of balusters that collectively make a screen that is slightly more opaque than transparent.



If a front porch is screened, it shall be constructed so that the primary architecture elements, such as columns and balustrades are readily visible from the street.

e. Porches

- i. Original front porch elements such as columns, balustrades and decorative trim shall be retained.
- ii. Damaged elements shall be repaired using materials that match the original.
- iii. Only those elements deteriorated beyond repair should be replaced.
- iv. Sufficient documentation should be used to accurately reproduce missing original porch elements. Paint shadows of original profiles, original porch features, examples that remain, or old photos can assist in determining historical designs.
- v. Porch elements that were not historically present shall not be added.
- vi. Front porches should not be enclosed.
- vii. Screened front porches shall be constructed so that the primary architecture elements, such as columns and balustrades are readily visible from the street.
- viii. The addition of screen material should be reversible and should not damage any historic features.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

f. Doors

- i. Original door openings on the front elevation shall not be enlarged or enclosed.
- ii. Doors should not be moved or added.
- iii. Original door openings that have been enclosed may be restored.
- iv. Original doors, jambs, decorative door surrounds, sidelights, and transoms should be retained and repaired using materials that match the original.
- v. Doors and surrounds that have deteriorated beyond repair should be replaced with door surround, sidelight, or transom that match the style, materials, and finish of the original door.
- vi. Inappropriate doors and surrounds shall be replaced with door surround, sidelight, or transom that match the style, materials, and finish of the original door.
- vii. If there is no documentary evidence of the original door, the replacement should reflect the style and period of the house.
- viii. Solid wood doors with recessed panels and frames, and glass lights should be used.



Location, style and size of doors are important character defining features.



Retain original doors, door surrounds, side lights and transoms, like this example.



A good example of a solid wood door with glass lights.

5.C. HISTORIC DISTRICTS



Window placement and patterns are character defining features.



Retain and repair original windows, window surrounds and screens using materials that match the original.

g. Windows and Screens

- i. Original window openings on the front elevations shall not be enlarged or enclosed.
- ii. Window openings on the front elevations should not be moved or added.
- iii. Original window openings that have been enclosed should be restored.
- iv. Original windows, window surrounds, and screens shall be retained or repaired using materials that match the original.
- v. When original windows or screens are deteriorated beyond repair, replacement windows shall maintain the same size, profile, configuration, finish and details as the original windows.
- vi. Replacement materials:
 - (1) Windows should be made of wood.
 - (2) Aluminum clad windows may be used.
 - (3) Solid PVC windows shall not be used.
- vii. Replacement window profiles and jamb conditions should match the original wood windows in detailing and profile thickness.
- viii. The jamb should be recessed from the front facade at the same depth as the original windows.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

- ix. Divided light windows should match the size and pattern of the original window.
 - (1) True divided lights or dimensional mullions that emulate the historic shape should be used.
 - (2) Dimensional mullions shall be placed on the outside of the glass.
 - (3) Window mullions shall not be inserted inside the glass.
- x. Interior storm windows should be used to maintain the historic exterior appearance of the window.
- xi. Storm windows should be installed so that they do not damage historic jambs and surrounds.

h. Chimneys

- i. Original chimneys shall be retained.
- ii. New chimneys should not be visible on the front of the house as seen from the street.

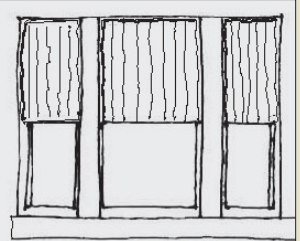


A good example of painted, wooden storm windows that are appropriate for this application.

Acceptable



Unacceptable



Divided light windows should match the size and pattern of the original windows.



Original chimneys should be retained. If adding a chimney, do this on the back of the building so it's not visible from the street.

5.C. HISTORIC DISTRICTS



A good example of how character-defining features on the front of the building shall be preserved.



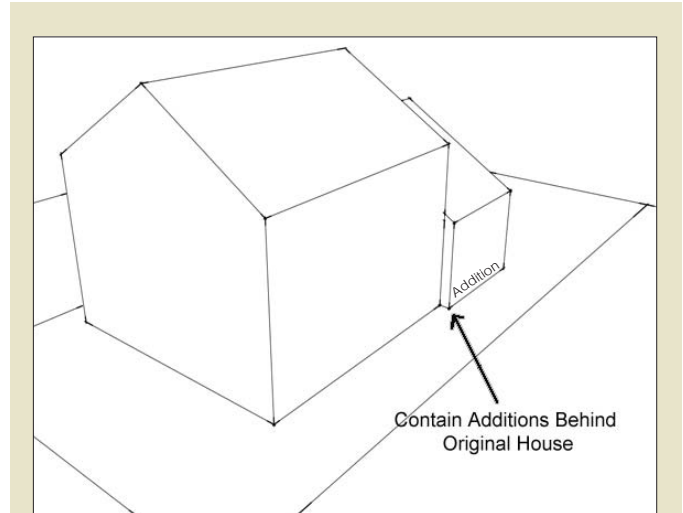
An unacceptable addition at the rear of the property.

C5. Additions to Contributing Structures

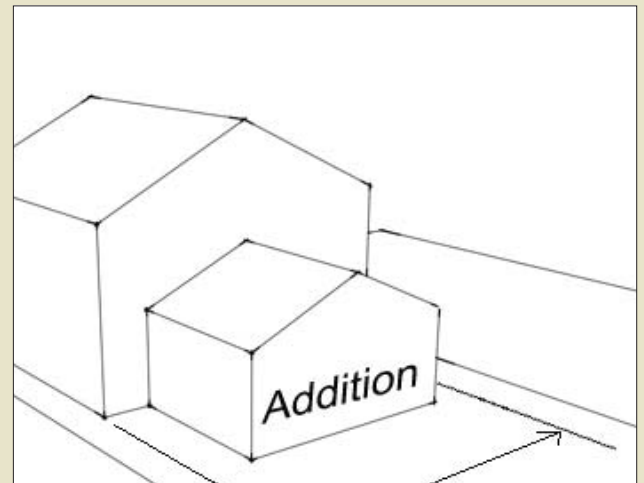
- a. Location and Height
 - i. All character-defining features on the front of the building shall be preserved.
 - ii. Additions shall not project in front of or align to the original front facade.
 - iii. The roof form of the addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.
 - iv. Additions should not overwhelm or overshadow the existing building.
 - v. Additions should appear subordinate and be located as inconspicuously as possible.
 - vi. Additions should reinforce the original historic character, and should not destroy significant historic features.
 - vii. An addition should complement the scale and massing of the original historic building.
 - viii. Features on the sides of the house that are easily seen from the street should be retained.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

- ix. Original building material should be retained when constructing an addition.
- x. Additions should be located behind the original rear facade of the historic building.
- xi. Additions should not be wider than the original house.
- xii. Two-story additions to one-story homes should be built at the rear of the historic building to preserve the original one-story character.
- xiii. The roof height of the addition should be as low as possible to minimize visual impact.
- xiv. The addition should be set back behind the ridgeline of the original roof if the original roof is side-gabled, hipped, or pyramidal in form.
- xv. The minimum setback between the front facade and the addition should be a minimum of 15 feet if the original structure is front-gabled or has a flat roof form.
- xvi. Additions should be compatible in size, scale, massing and materials to the original structure and the adjacent historic structures.

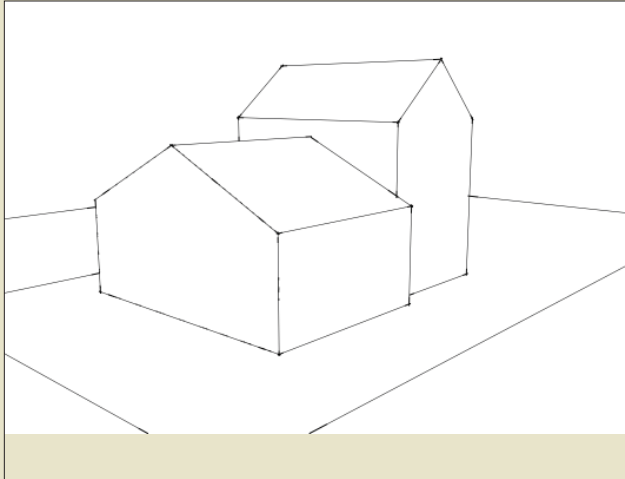


Additions should not be wider than the original house.



Roof height should be as low as possible.

5.C. HISTORIC DISTRICTS



Make the addition compatible with the original (not a replicate) and at the same time it should be vaguely obvious that it's an addition.



Contemporary additions may be appropriate.

b. Design and Style of New Additions

- i. Additions shall be compatible with the historic structure, but should not replicate or give a false sense of history.
- ii. A contemporary design may be appropriate when:
 - (1) The addition is not visible from the street, or
 - (2) The addition does not overwhelm or obliterate the historic building or its architectural features.
- iii. Contemporary designs should respect the scale, forms, and patterns of the original construction.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

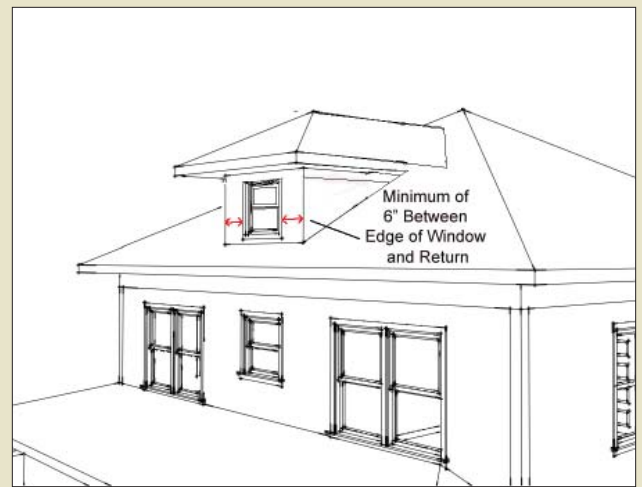
- iv. Additions that are visible from the street shall:
 - (1) Have windows that are the same proportion to the walls,
 - (2) Floor-to-floor heights that are similar,
 - (3) Fenestration patterns, and bay divisions compatible with those on the existing house.
- c. Dormers
 - i. Dormers shall be appropriately sized so as not to overwhelm or dramatically change the character of an historic structure.
 - ii. Dormers should be centered over windows on a lower level.
 - iii. Dormers should be constructed of lighter materials such as wood, never of brick or stone.
 - iv. Windows should be placed in the center of the dormers at least 6 inches from the side edge.
 - v. Dormers should not be located on the main front façade .



Dormers should be appropriately scaled so not to overwhelm or dramatically change the character.



Center dormers on lower level windows.

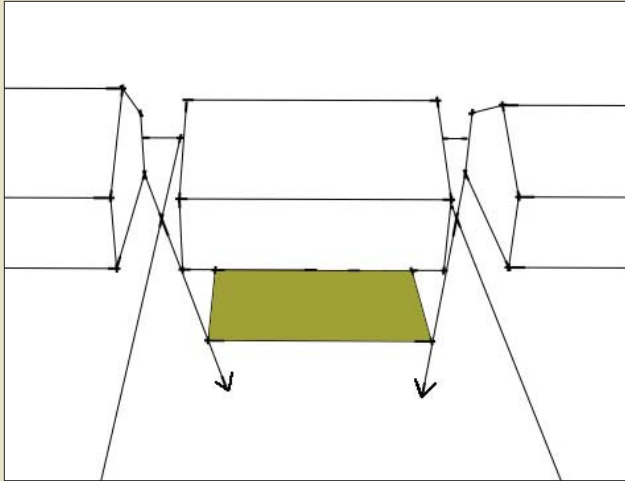


Leave at least 6" between the edge of the window and the outer wall surface.

5.C. HISTORIC DISTRICTS



A good example of how a slight recess helps distinguish the addition from the original.



Back porches and decks should not be visible from the street.

c. Exterior Walls

- i. Additions that are visible from the street (either from the front or from the side) shall be compatible with the exterior wall materials and the architectural styles of the original house.
- ii. Additions should be differentiated from the original structure by varying:
 - (1) Width and profile of wood siding
 - (2) Shape and depth of brick
 - (3) Size of mortar joints
 - (4) Texture
 - (5) Color
 - (6) Slight recess
 - (7) Change in materials
 - (8) Vertical trim board
 - (9) Other appropriate method

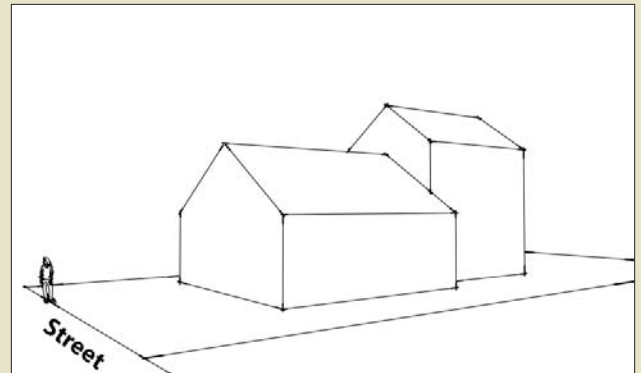
d. Porches & Decks

- i. Front porches shall not be added to contributing structures if one never existed.
- ii. Back porches and decks should not be visible from the street when the house is viewed from the public right-of-way.

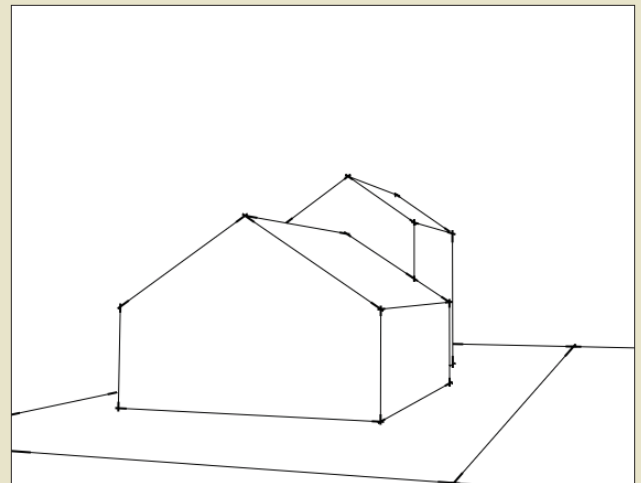
CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

e. Roofs

- i. The ridgeline of the addition should not be visible from the street.
- ii. New roofs should be simple in style and should be compatible with the roof of the contributing structure.
- iii. The slope of the new roof should match the slope of the existing house.
- iv. Roof materials should match or be similar to the roof on the existing house in color, scale, and texture.



The roof of the addition should not be visible from the street.



The slope of the new roof should match the slope of the existing.

5.C. HISTORIC DISTRICTS



When constructing an addition the windows should emulate the windows of the existing structure in terms of proportions, pattern, configuration, profile and finish.



False mullions inserted between the glass in windows with no profile are not appropriate.



Wood screens are appropriate for windows.

f. Windows and Screens

- i. Windows should emulate the windows of the existing structure in terms of fenestration pattern, size, configuration, profile and finish.
- ii. Windows with false mullions inserted between the glass in windows with no profile should not be used.
- iii. Windows with mullions attached to the outside of glass, both interior and exterior, should have a spacer between the glass.
- iv. Anodized or dark coated metal screen should be used to minimize their visual presence.
- v. Window materials:
 - (1) Windows should be made of wood.
 - (2) Aluminum clad windows may be used.
 - (3) Solid PVC windows shall not be used.

- g. Exterior Doors
 - i. Exterior doors should be compatible with those of the contributing structure.
 - ii. Hollow core doors should not be used.

C6. Non-Contributing Structures

- a. When a structure is designated “non-contributing” it does not necessarily indicate that the building has no inherent value, nor does it imply that the building does not play a role in defining the character of the neighborhood. A building can be designated non-contributing because:
 - i. Of its age.
 - ii. It has received unsympathetic remodeling.
 - iii. The structure does not have any character defining features of the neighborhood.
 - iv. It is ill sited.
 - v. It is of a style or design that is foreign to the district.
- b. Some non-contributing buildings can be renovated and become contributing buildings.



Doors in an addition should complement those of the existing house.



Inappropriate alterations and additions can be removed.

5.C. HISTORIC DISTRICTS



Modifying newer building to make them look old is not appropriate.



An inappropriate example of new infill being incompatible with the neighborhood.



Infill construction should incorporate proportions, materials and architectural styles typical of the historic districts.

- c. Alterations and Additions to Non-contributing Structures
 - i. Inappropriate alterations or additions to a historic non-contributing building may be removed to return the building to its historic appearance, based upon physical or photographic evidence.
 - ii. Historic elements and features should not be added to a non-contributing building to make it appear older or to change styles.
 - iii. When a non-contributing building is being modified or remodeled the New Construction guidelines (see below) should be followed so that the building might be made more compatible with the neighborhood.

C7. New Construction

- a. Designed in Context with the Historic District
 - i. New construction should be compatible with the primary design characteristics of the district.
 - ii. Siting lot, as well as the massing, proportions, roofs, fenestration patterns, materials and architectural styles should reflect what is historically found in the District.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

- b. New construction styles should be based on the architectural styles outlined in Chapter 3 of this document.
- c. Contemporary design and style may be appropriate in the historic district if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the District.
- d. Exterior Walls
 - i. The exterior wall material of new construction should be constructed of materials that can be found on contributing buildings within the existing historic district.
 - ii. Primary building materials such as wood, brick and stone should be used in comparable ways that they were used on historic buildings.



New construction should be based on the architectural styles outlined in Chapter 3.



Vary shapes and textures to add interest to exterior walls.

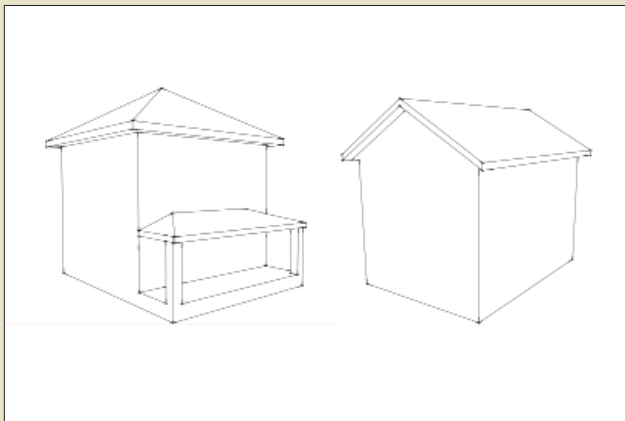
5.C. HISTORIC DISTRICTS



Porches are common character defining features among contributing buildings, such as in this good example.



A good example of how roof details such as dormers, eaves and soffits should also specifically relate to the architectural styles of the neighborhood.



Roof forms should relate to the architectural style of the new construction.

- e. Porches
 - i. New construction should have a front porch.
 - ii. Porch columns, railings, balustrades and detailing should relate to the architectural style of the new building.
- f. Roofs
 - i. Roofs should reflect the character of the roofs on contributing houses within the district.
 - ii. Roof form and materials should relate to the architectural style of the new construction.
 - iii. Roof details such as dormers, eaves and soffits should specifically relate to the architectural style of the new construction.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

g. Windows

- i. Windows in new construction should reflect the patterns of windows in historic buildings within the District.
- ii. The depth of the windows from the wall surface should be similar to those in historic buildings within the Districts.
- iii. The style of windows in new construction should relate to the architectural style of the new construction.
- iv. False mullions attached to or inserted between the glass in windows should have a spacer between the glass.
- v. Screen frames should be made of wood.
- vi. Anodized or dark coated metal screen should be used to minimize their visual presence.
- vii. Recycled windows from a compatible historic period may be used.



Windows in new construction should reflect the patterns of windows in contributing buildings.



Screens frames should be made of wood with bronze or dark metal screen.



Using recycled windows is appropriate.



Doors shall be visible from the street.



Garages and accessory structures shall be detached and located in the rear yard.



Exterior materials should be wood or cementitious board.

h. Doors

- i. Front doors shall be visible from the street.
- ii. Solid wood doors with or without lights should correspond to the style and design of the house.
- iii. Doors with panels and recesses may be used.
- iv. Flat unadorned doors shall not be used on the primary facade.
- v. Recycled doors from a compatible historic period may be used.

i. Garages & Accessory Buildings

- i. Garages and accessory structures should be detached.
- ii. Garages and accessory structures shall be located in the rear yard.
- iii. Garages and accessory structures should be compatible in scale for the property and subordinate to the main structure.
- iv. Garages and accessory structures should be sited to reflect and correspond to the historic patterns of the block on which they are located.
- v. Exterior materials should be wood or cementitious board.

CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

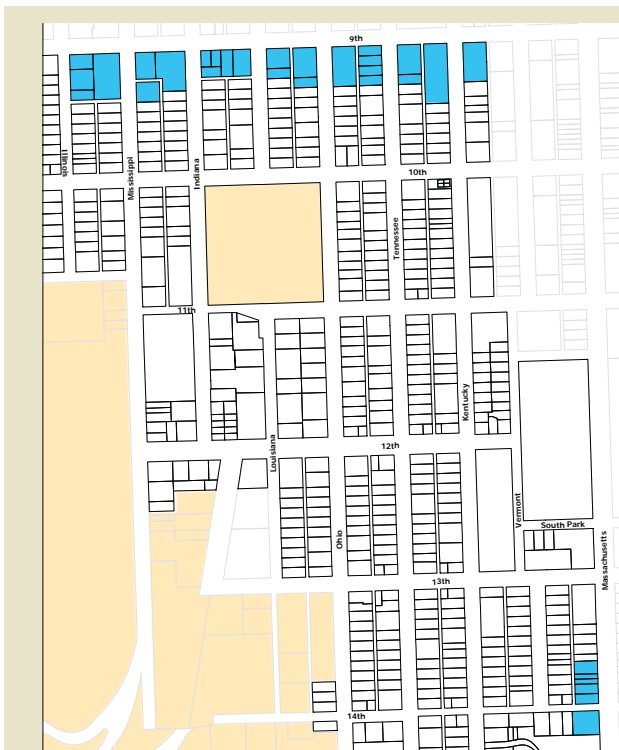
- iv. Garage doors should reflect the overall character of the district.
- v. Garages doors should be made of wood or painted metal to resemble the wooden doors common to the neighborhood.



Garage doors should reflect the style of the main house and character of the district.



CHAPTER 6: COMMERCIAL AND MIXED-USE



District 6 Boundary Map.

The goal of commercial and mixed use design guidelines is twofold: 1) to create a pleasing and attractive urban design setting where businesses can succeed; and, 2) maintain the existing character of the residential neighborhood. The commercial uses should be scaled to serve the neighborhood, providing business opportunities for convenience that would be primarily accessed on foot.

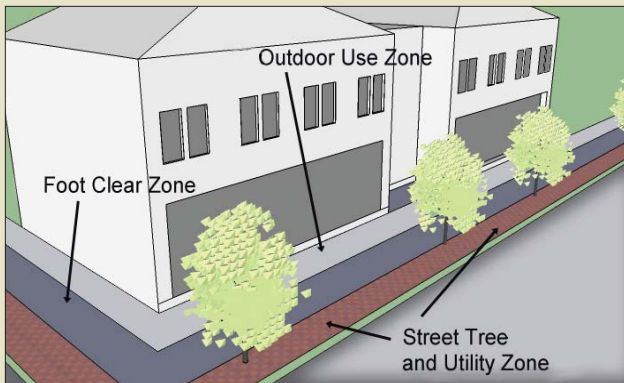
These guidelines are intended to be used only if there is commercial on the ground floor. If the first floor is not commercial then the guidelines in Chapter 4 should be followed.

Portions of the Oread Neighborhood are zoned Mixed Use (MU). The Oread Design Guidelines are intended to supplement the provisions of the Land Development Code's MU Zoning. If the provisions of the Land Development Code's Mixed Use District (MU) are inconsistent with the Oread Design Guidelines, or if they are in conflict, provisions of the Oread Design Guidelines shall control.

6.A. COMMERCIAL PUBLIC REALM



Mixed use structure integrating residential and commercial uses within the same structure.



The sidewalk space shall be composed of a "Street and Furniture Zone", "Clear Zone", and "Outdoor Zone".



A good example of how corner buildings should locate at the lot lines.

A. PUBLIC REALM

A1. Zones

The area in front of the structure shall be composed of a "Street Tree and Furniture Zone", a "Clear Zone" and an "Outdoor Use Zone." See illustration.

A2. Trees

- a. Redevelopment should encourage canopy trees in the "tree zone."
- b. Tree spacing should strive to meet the rhythm and placement of trees along the rest of the street.

A3. Surfacing

- a. Surfacing should include a mixture of different material to create visual interest in the Public Realm.
- b. Materials may include:
 - i. Concrete
 - ii. Brick
 - iii. Tree grates
 - iv. Planting beds
 - v. Permeable paving
 - vi. Slate
 - vii. Stone

A4. Landscaping

- a. All plant material shall be real and living.
- b. Planting beds should contain lower growing vegetation to maintain views of first floor storefronts.

B. SITE DESIGN

B1. Setback

The front of the building shall be located in order to accommodate the Public Realm.

B2. Corner Buildings

Corner buildings should locate at the lot lines.

C. BUILDING DESIGN

C1. Massing

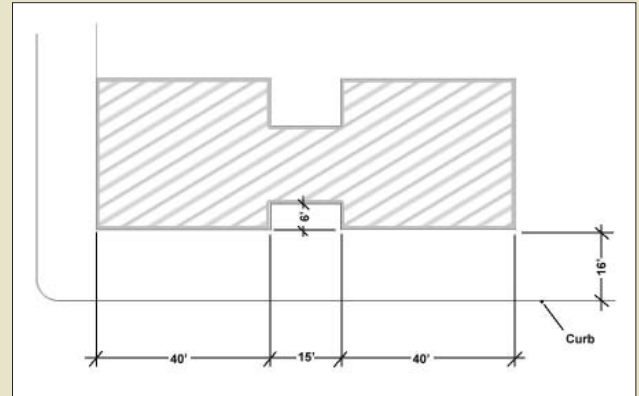
The front facade should be a distance of 40 feet after which the building should be set back a distance of at least 6 feet for 15 feet and then it can return back to the original facade (see figure). The goal here is to emulate the typical building and side yard setback rhythm found in nearby residential fabric. These offsets should be expressed from the foundation through to the roof line.

C2. First Floor

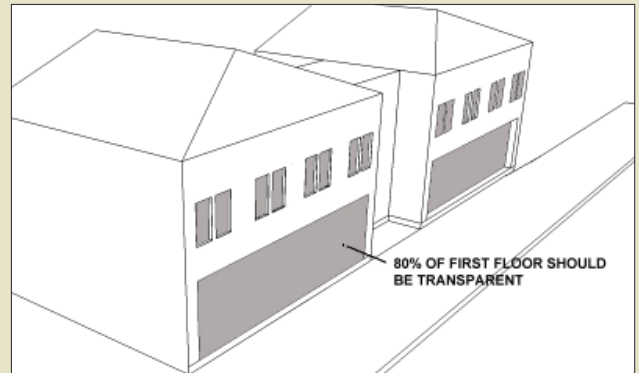
- The top of the foundation should be differentiated from the rest of the building with a "water table" or a change of materials between the foundation and upper floors.
- Foundations should be covered in real stone or brick, laid so that it appears to be load bearing.
- The first floor should be taller relative to other floors in the structure.
- The door to the first floor commercial space should be parallel to, visible from, and directly accessible to the front sidewalk.
- The first floor commercial spaces should be 70% or more clear glass.
- Smoked, frosted or tinted glass shall not be used.

C3. Upper Floors

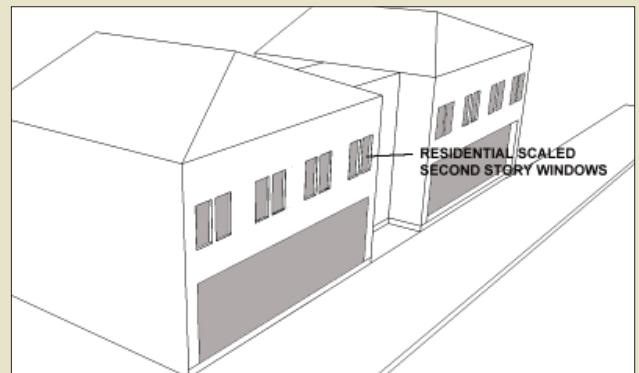
- The upper floors should appear to be more residential in nature.
- Windows should be taller than they are wide.



The building should be composed of 40' bays separated by a 15' wide recess.



First floor should be at least 80% clear, non frosted and non tinted glass.



Upper floors should be more residential in appearance and about twice as tall as wide.

6.A. COMMERCIAL PUBLIC REALM



An unacceptable example of varying building materials.



Roof lines should be more residential in nature.



Parking lots should be behind the building and incorporate permeable paving.

- c. Group individual windows if more light is desired.
- d. Upper floor windows should comprise between 20% and 30% of the facade.

C4. Materials

- a. Materials should avoid being monolithic in appearance and should be of human scale.
- b. Materials should be:
 - i. Stone
 - ii. Brick
 - iii. Tile
 - iv. Wood
 - v. Non-Corrugated Metal
 - vi. Glass
- c. Plastic, fiberglass and other substitute materials should not be used because they do not age or weather gracefully. Cementitious wood siding is acceptable.
- d. Highly reflective, shiny materials should not be used.

C5. Roof Line

- a. The roof should appear to be more residential in nature.
- b. Flat roofs with cornices typical of downtown commercial buildings should not be used with the exception of the structures along Massachusetts Street.

D. PARKING LOCATION

- D1. All parking should be behind the structure or in the interior of the block.
- D2. Parking should be accessed via the alley and not via additional curb cuts.
- D3. Parking should use permeable paving.

E. SIGNAGE

All provisions of the City of Lawrence's sign ordinance Chapter V, Article 18 shall apply. In addition, the following standards shall apply:

E1. Types

The following types of signs shall be permitted:

- a. A-Frame
- b. Projecting
- c. Wall
- d. Surface mounted
- e. Works of art

E2. Amount and Size of Signage

- a. Businesses may have a total of three different types of signs.
- b. The total amount of signage per business shall not exceed 50 square feet.
- c. No one sign shall exceed 20 square feet.

E3. Awnings

- a. Signs may be placed on an awning.
- b. Awnings shall not be back lit.
- c. Plastic is not an acceptable material.

E4. Projecting Signs

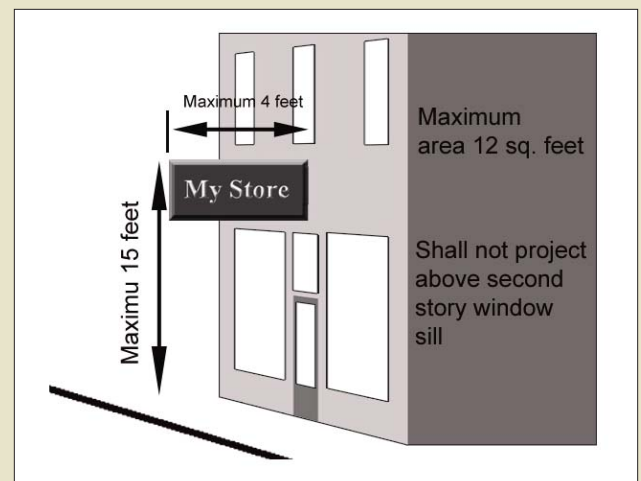
- a. Projecting signs may have two faces but only the square footage of one side shall count towards total sign square footage allocation.
- b. The maximum area shall not exceed 12 square feet.
- c. The sign shall not project more than 4 feet from the structure.



Signage.



A good example of awning signs.



Projecting signs.

6.A. COMMERCIAL PUBLIC REALM



Pedestrian scale projecting signs.

- d. The height at the top of the sign shall not exceed 15 feet from the sidewalk.
- e. The sign shall not project above a second story window sill.

E5. Lighting of Signs

- a. Gooseneck reflectors and lights shall be permitted on surface mounted signs, wall signs, and works of art.
- b. Lights shall be equipped with proper glass lenses concentrating the illumination upon the area of the sign or work of art so as to prevent glare upon the street or adjacent property.
- c. Internally illuminated and back-lighted signs shall not be used.

E6. Ground mounted signs shall not be used.

■ PRESERVATION

■ ARCHITECTURE

■ URBAN DESIGN