



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **AUGUST 15, 2019**
CITY HALL, 6 E 6TH STREET
6:00 PM

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

ITEM NO. 1: COMMUNICATIONS

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

ITEM NO. 2: CONSENT AGENDA

- A. Administrative Approvals
 - 1. DR-19-0078 900 New Hampshire Street; Commercial Remodel; Certificate of Appropriateness, Downtown Design Guidelines
 - 2. DR-19-00129 12 East 8th Street; Sign Permit; State Law Review, Downtown Design Guidelines
 - 3. DR-19-00135 1101 Indiana Street; Sign Permit; Oread Design Guidelines
 - 4. DR-19-00215 923 Delaware Street; Residential Remodel; Certificate of Appropriateness
 - 5. DR-19-00335 1340 New Hampshire Street; I/I Permit; State Law Review
 - 6. DR-19-00336 1013 Massachusetts Street; Commercial Remodel; State Law Review
 - 7. DR-19-00337 900 Ohio Street; Commercial Accessory Structure (ATM); Certificate of Appropriateness, Oread Design Guidelines
 - 8. DR-19-00339 1327 Rhode Island Street; Mechanical Permit; State Law Review
 - 9. DR-19-00340 724 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
 - 10. DR-19-00341 645 New Hampshire Street; Site Plan (Parking Revisions); State Law Review, Downtown Design Guidelines
 - 11. DR-19-00342 1101 Massachusetts Street; Commercial Remodel; State Law Review
 - 12. DR-19-00343 850 Avalon Road; Sign Permit; Certificate of Appropriateness

13. DR-19-00344 1220 Rhode Island Street; Mechanical Permit; State Law Review
14. DR-19-00345 712 Rhode Island Street; I/I Permit; State Law Review
15. DR-19-00346 845 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
16. DR-19-00347 821 Massachusetts Street; Commercial Remodel; State Law Review

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: BARKER NEIGHBORHOOD SURVEY REPORT

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

ITEM NO. 6: DR-19-00368 1041 Kentucky Street; Demolition and New Construction of Accessory Structure; State Law Review, Certificate of Appropriateness, Oread Neighborhood Design Guidelines. This property is contributing to the Oread Historic District, National Register of Historic Places and is located within the environs of the Dr. Frederick D. Morse House (1041 Tennessee Street) and the Oread Neighborhood Historic District, Lawrence Register of Historic Places. The property is also located in District 5 (Oread Historic District) of the Oread Neighborhood Design Overlay District. Submitted by Jamie Emerson of JNS Contracting on behalf of John-David Harris, property owner of record.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since July 18, 2019.
- B. Review of any demolition permits received since July 18, 2019.
- C. Miscellaneous matters from City staff and Commission members.

DR-18-00532 830 E. 13th Street; changes to approved project.

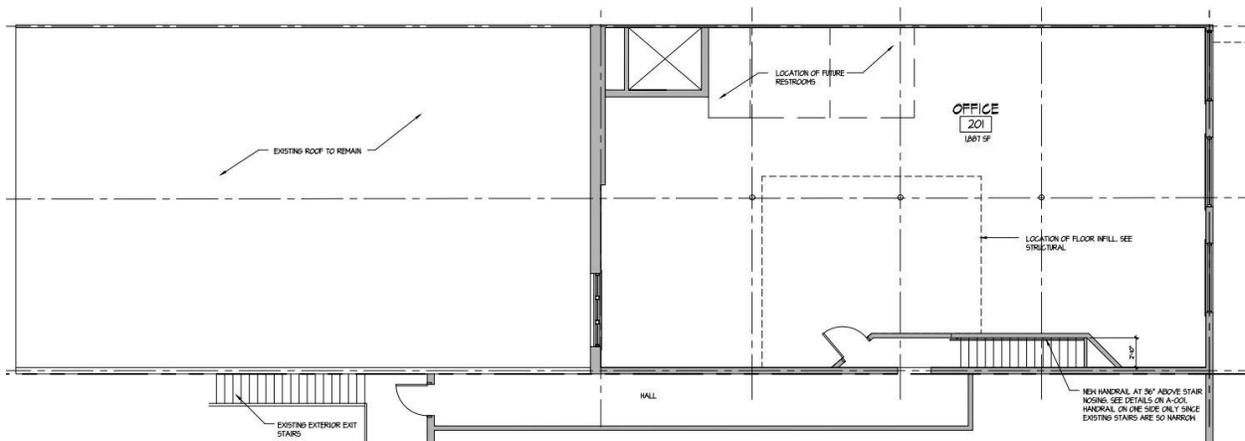
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00347 821 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior only work on the second floor of a non-contributing structure. Basement and first floor existing occupancies to remain. Second floor occupancy changing, converting to white box for future tenant finish. No mechanical, exterior wall, or party wall work. Plumbing work for future restroom.



C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

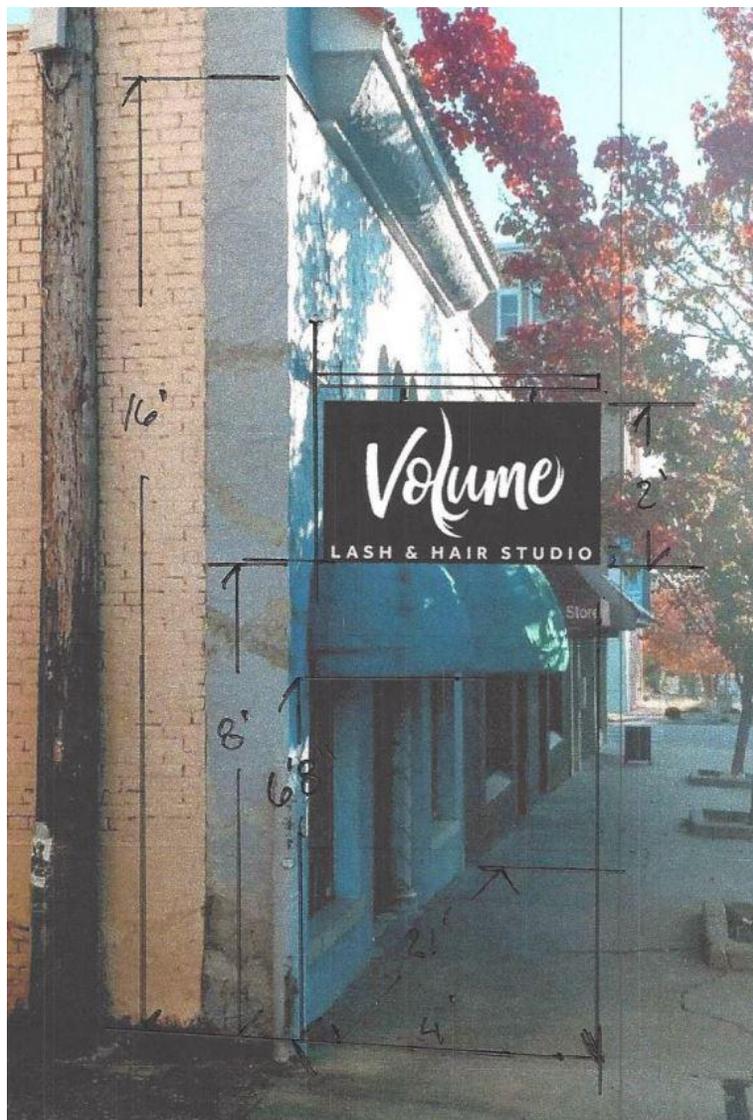
In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00129 12 East 8th Street; Sign Permit; State Law Review, Downtown Design Guidelines

B. PROJECT DESCRIPTION



One projecting sign; Metal; Non-illuminated. Sign = 10 square feet.

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00135 1101 Indiana Street; Sign Permit; Oread Design Guidelines

B. PROJECT DESCRIPTION



One wall sign; Aluminum; Non-illuminated. Sign = 19.88 square feet.

C. STANDARDS FOR REVIEW

Oread Neighborhood Design Guidelines (Oread Neighborhood Conservation Overlay District)

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

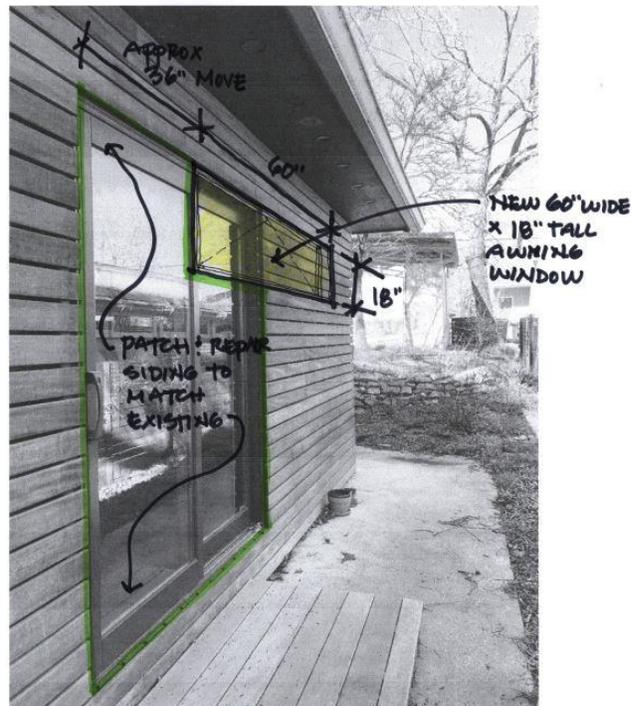
DR-19-00215 923 Delaware Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

- Ⓐ REMOVE EXISTING WINDOW AND REPLACE WITH NEW CASEMENT WINDOW THAT MEETS EGRESS REQUIREMENTS. WINDOW OPENING SIZE WILL NOT CHANGE. EXISTING SIDING TO REMAIN.



923 DELAWARE Ⓐ WEST WINDOW



923 DELAWARE Ⓑ NORTH WINDOW

Replacement of existing windows as indicated in images above.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00335 1340 New Hampshire St; I/I; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, add/alter sump pit, replace sanitary sewer and/or drain lines, and core hole.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

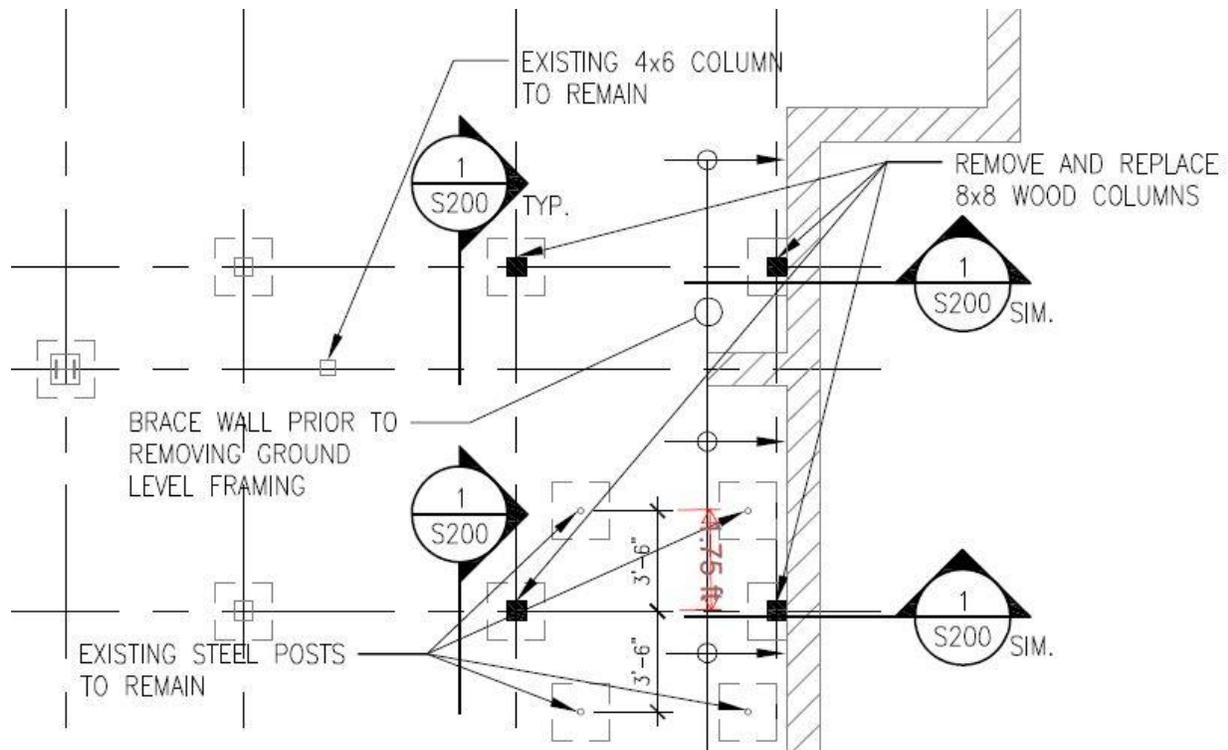
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00336 1013 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Repairing floor damage, removing and replacing wood columns.



C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

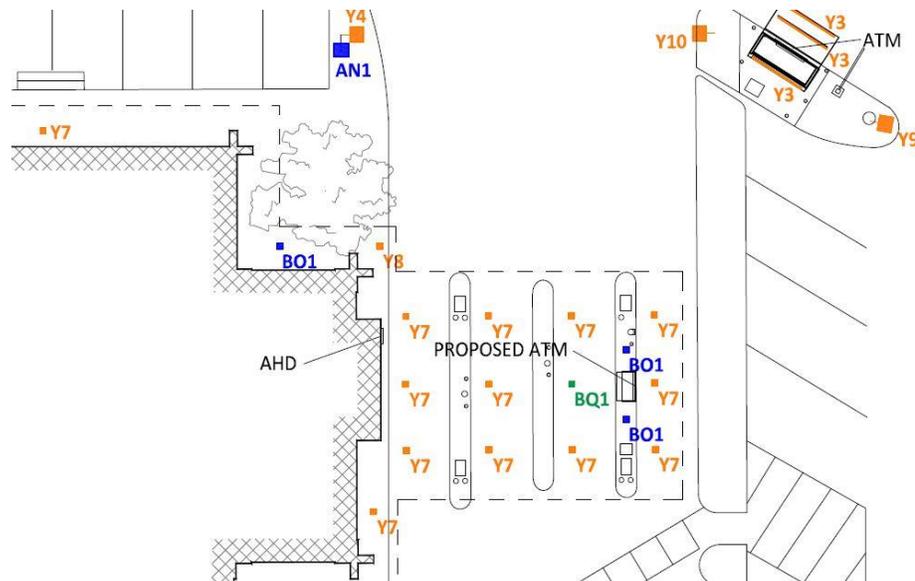
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00337 900 Ohio Street; Commercial Accessory Structure (ATM); Certificate of Appropriateness and Oread Design Guidelines

B. PROJECT DESCRIPTION

Installation of a new drive through ATM with new lighting.



C. STANDARDS FOR REVIEW

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

Oread Neighborhood Design Guidelines (Oread Neighborhood Conservation Overlay District)

D. STAFF DETERMINATION

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00339 1327 Rhode Island Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Replacement of 3 ton air conditioning unit.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

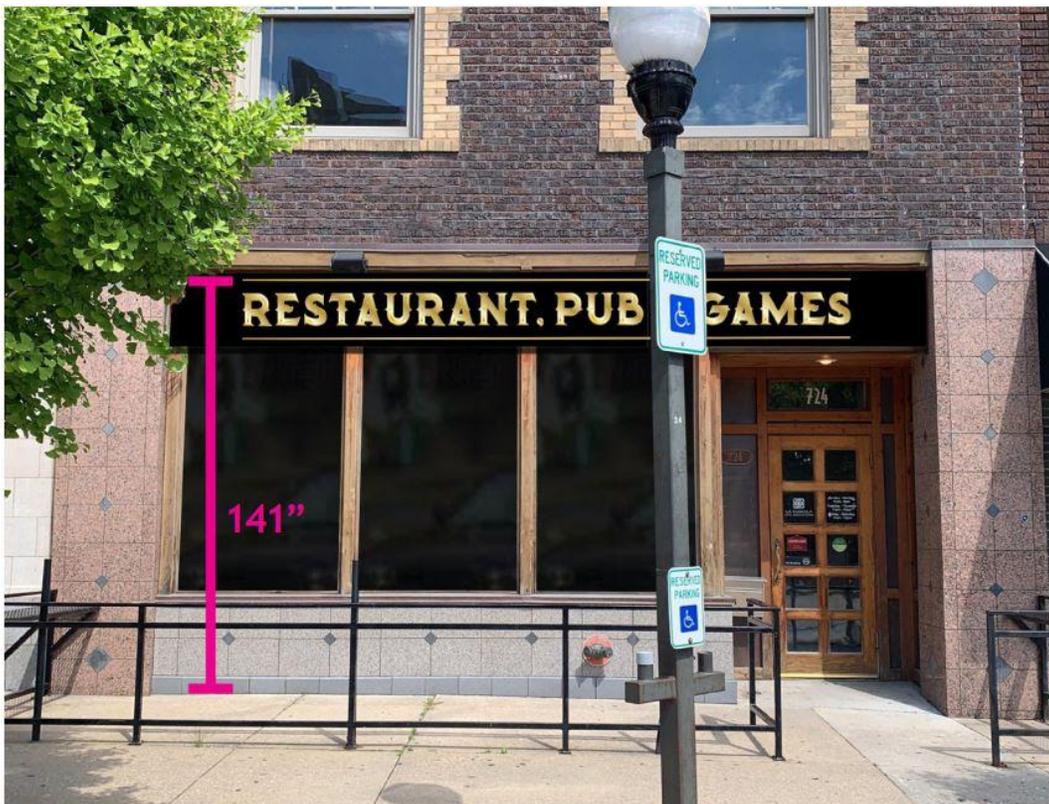
In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00340 724 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION



One wall sign; Aluminum; Non-illuminated. 23.125 square feet.

C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

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

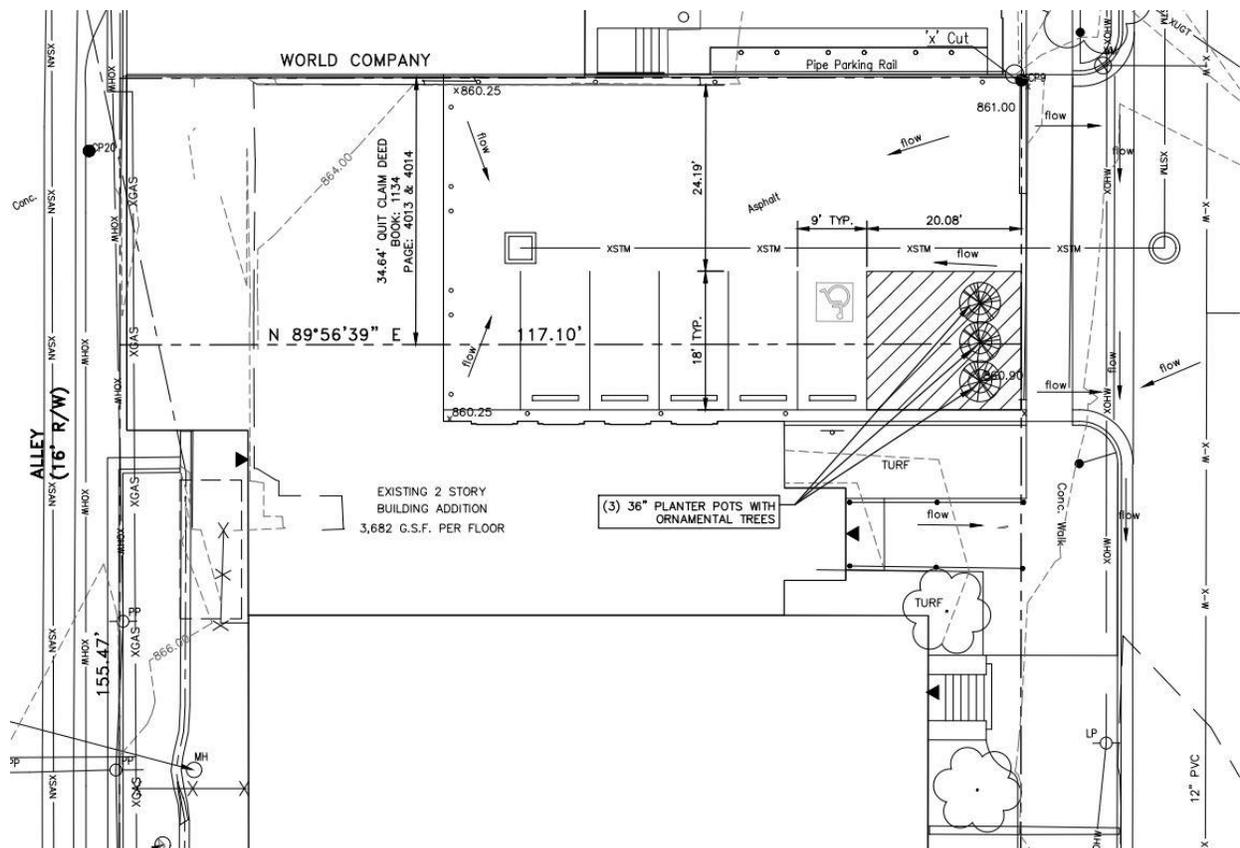
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00341 645 New Hampshire Street; Site Plan (Parking Revisions); State Law Review, Downtown Design Guidelines

B. PROJECT DESCRIPTION

Addition of 5 parking spaces on the north side of the Blue Cross and Blue Shield building (formerly the Lawrence Journal World building). Screening is provided between the proposed parking spaces and New Hampshire Street right of way. No other changes to design, use, or additional construction proposed as a part of this application.



This application is associated with SP-19-00244, a site plan application for the addition of the parking spaces to the former loading dock area.

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

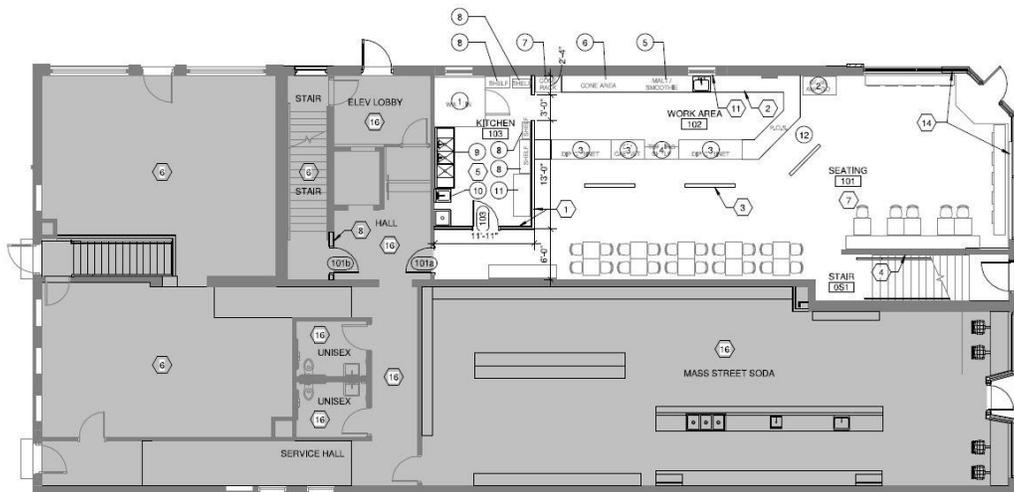
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

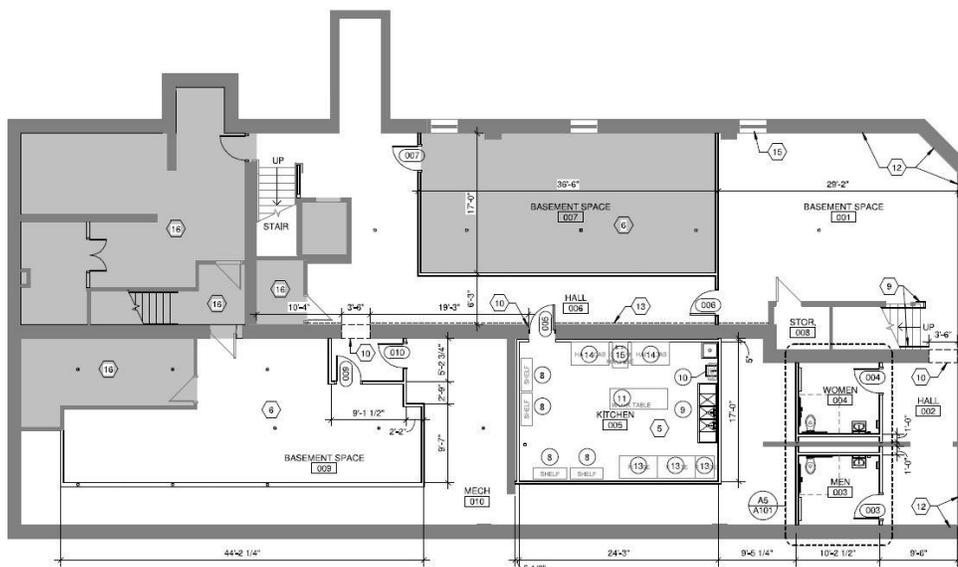
DR-19-00342 1101 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Tenant finishes for the interior remodeling of the listed property.



Ground level



Basement level

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

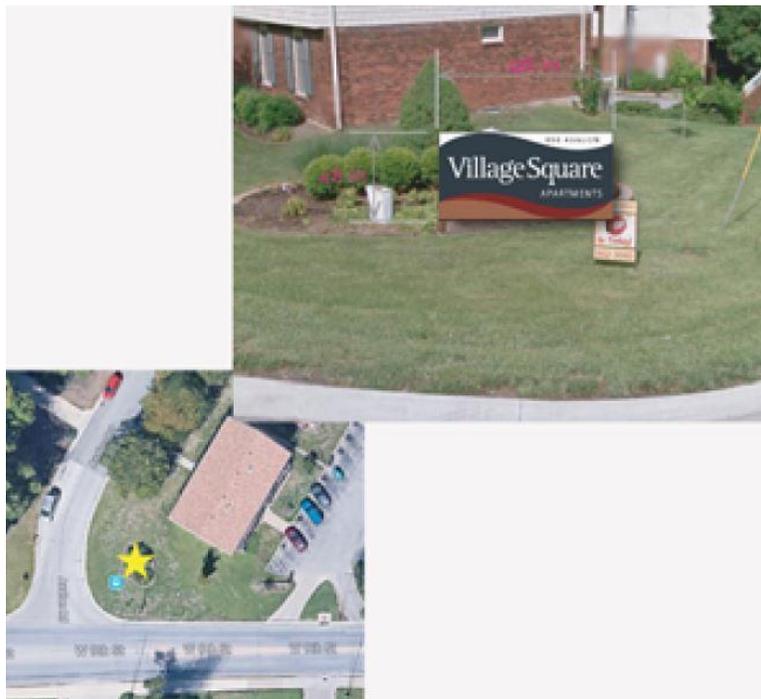
In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00343 850 Avalon Road; Sign Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION



One monument sign; Aluminum and Vinyl; Non-illuminated. 32 square feet.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00344 1220 Rhode Island Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Repair leaking gas line.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00345 712 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

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

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00346 845 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

Schurle Signs
Inc.

1837 East 1450 Rd. Lawrence, KS 66044
www.schurlesigns.com 7851832-9897

JOB:
LUCKY BERRY

DATE:
5-29-19

REVISION 1 DATE :
6-13-19

REVISION 2 DATE :

**ADDITIONAL REVISIONS
SUBJECT TO \$25
CHARGE PER REVISION**

FILE:
LUCKYBERRY

NOTES
(1) SET OF FOO ALUMINUM LETTERS
WIT PAINTED FINISH MOUNTED TO RAIL
FOR MOUNTING.

One wall sign; Aluminum; Non-illuminated. 8.59 square feet.

C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

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

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

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

Project Description

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

Project Review

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

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

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

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

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

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

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

Downtown Design Guidelines

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

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

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

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

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

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

STANDARDS FOR REVIEW

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

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

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

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

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

Downtown Design Guidelines

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

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

18. Signs and Signage

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

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



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

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

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 2 E 7th St
Legal Description (may be attached) _____

OWNER INFORMATION

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

APPLICANT/AGENT INFORMATION

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

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

Property Address: 2 east 7th St.

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

see attached

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

see attached

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

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

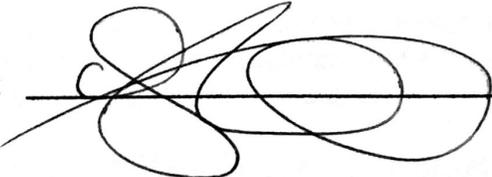
REQUIRED ATTACHMENTS:

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

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

SIGNATURE

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

Signature(s):  Date July 15, 2019

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form



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

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

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

Type of Sign Ground Sign Wall Sign Awning/Canopy Banner
 Other: _____

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

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

Ground Signs: Height from grade to top of sign: _____
Distance from street right-of-way: _____

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

Estimated Value: 1,525.00

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

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

Sign Contractor: Star Signs, LLC.

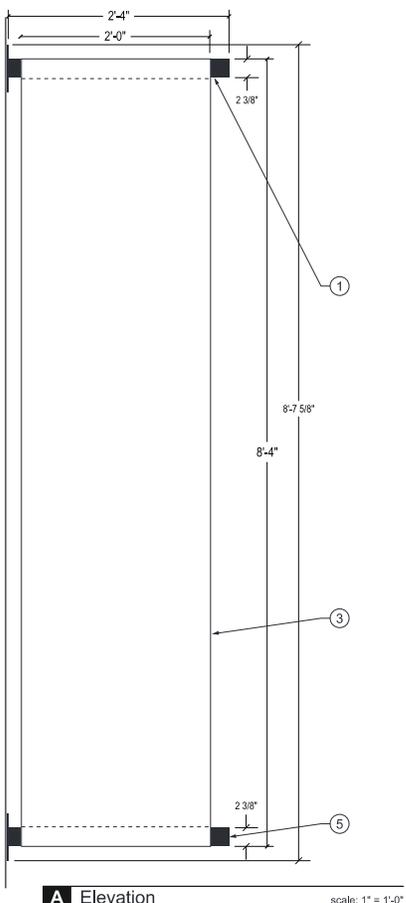
Applicant Name (please print): Vermay DeRossi

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

Electrical Contractor (if required): _____

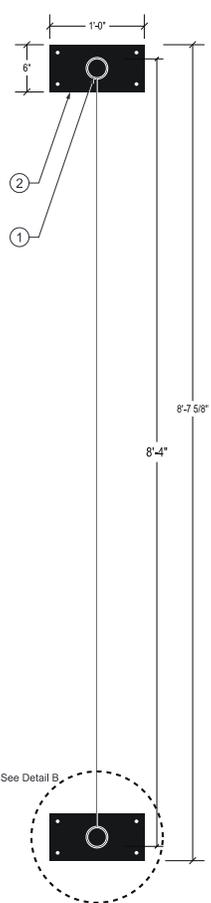
I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings,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

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



A Elevation

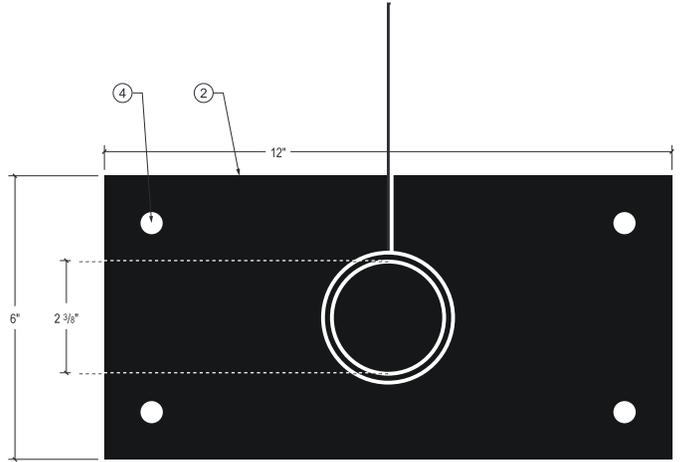
scale: 1" = 1'-0"



B Detail

scale: 1:2

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



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

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

Be Moved
 Lawrence, KS

Double Faced Banner
 Qty (1)

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

REVISIONS:		

APPROVED APPROVED AS NOTED REVISE AND RESUBMIT

DATE _____ SIGNATURE _____

SP: VJD PM: VJD Dwg: JB

9720 **5613**

Art # SO #

PRINTED: 5 / 22 / 2019

FIRST PRINT: 5/13/19

1
SHEET

Reason for request:

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

Lawrence Historic Resources Commission	Item No. 6
1041 Kentucky Street	DR-19-00368
Demolition and New Construction of Accessory Structure	8/15/2019

<p>Applicant Submitted by Jamie Emerson of JNS Contracting on behalf of L & L Ventures LLC, property owner of record.</p> <p>Standards for Review</p> <p>Secretary of the Interior Standards</p> <ul style="list-style-type: none"> • Standard 2 • Standard 6 • Standard 9 • Standard 10 <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 2 • Standard 6 • Standard 9 • Environs of Oread Neighborhood Historic District • Environs of Dr. Frederick D. Morse House <p>Oread Neighborhood Design Guidelines</p>	<p>Request The applicant proposes to demolish the existing accessory structure located at 1041 Kentucky Street due to significant damage caused by a fallen tree. A new replacement structure is proposed for the site.</p> <p>Reason for Request The property is contributing to the Oread Historic District, National Register of Historic Places and is located within the environs of the Dr. Frederick D. Morse House (1041 Tennessee Street) and the Oread Neighborhood Historic District, Lawrence Register of Historic Places. The property is also located in District 5 (Oread Historic District) of the Oread Neighborhood Design Overlay District.</p> <p>Staff Recommendation</p> <p><u>State Law Review</u> In accordance with the <u>Secretary of the Interior's Standards</u>, the standards of evaluation, staff recommends the Commission make the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).</p> <p><u>Certificate of Appropriateness</u> In accordance with <i>Chapter 22 of the Code of the City of Lawrence</i>, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks and issue the Certificate of Appropriateness for the proposed project.</p> <p><u>Oread Neighborhood Design Guidelines Review</u> Staff recommends the Commission find that the proposed demolition meets the development and design standards of the Oread Neighborhood Design Guidelines.</p>
---	--

Project Description

The primary structure located at 1041 Kentucky Street was constructed circa 1870. The existing garage/accessory structure was constructed circa 1923. The accessory structure is wood frame on a concrete foundation. It has wood lap siding and an asphalt shingle hipped roof. There are three separated garage doors on the west (alley) elevation and three pedestrian doors on the

east elevation. The structure is 32 feet 3 inches from north to south and 20 feet 3 inches from east to west. It is 13 feet 10 inches to the peak of the roof.

The applicant proposes to demolish the existing accessory structure due to significant structural damage caused by a tree falling on the structure and general deterioration of a building of this type. A new structure will be constructed in the same general location.

The new structure will be wood frame on a concrete foundation. It will be sheathed in composite lap siding and will have an asphalt shingle gable roof. The new structure will have three separated garage doors on the west elevation and three pedestrian doors on the east elevation. The new structure will be 32 feet 3 inches from north to south and 20 feet 3 inches from east to west. The height to the peak of the gable roof is approximately 13 feet.

Project Review

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the patterns within the listed district, environs, or within the character of an area identified in an historic overlay district. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure.

For demolition of existing structures, a structural analysis and a cost replacement analysis is requested to determine the extent of the damage of a structure. The applicant has supplied this information for this proposed demolition. The structural analysis includes information documenting the damage to the roof by the fallen tree and possible shifting the structure off of the foundation and creating a lean to the structure. As part of the analysis for the tree damage, several other deficiencies were noted. While evidence supports that the garage has been maintained, some of the repairs to the garage were not done correctly and may have caused some of the foundation issues and lean of the structure prior to the tree damage. Structural members have been cut in some areas with wood studs installed to support the structure. Other areas have wood studs sistered to the original studs to provide support. Wood rot and termite damage are also noted in the structural assessment. The applicant proposes that to repair this structure would require significant replacement materials.

Staff has reviewed the information submitted and made a site inspection. The structure was in a deteriorated state prior to the tree falling on the structure. The deterioration does not appear to be caused by prolonged lack of maintenance. It appears that it is typical deterioration of a building of this type. The fallen tree damage has caused complete structural failure of the roof where the rafters were snapped. The impact of the tree has likely caused whole structure movement. Additional structural stress may not be seen at this time but would likely cause continued structural failure if only the area damaged by the tree were to be repaired. The structure has been condemned by the city.

As is recommended with demolition of structures in historic areas, the applicant has provided plans for a replacement structure. The replacement structure is compatible in location, design, and materials. The proposed gable roof is also compatible with the primary structure and with structures in the district and environs. The size, scale, and mass of the structure are large for the area. However, the proposed structure is the exact same size as the structure to be demolished.

The proposed structure continues the historic pattern of the site, the district, and the environs of the listed properties.

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

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

The garage structure is identified in the Oread Historic District (National Register district) nomination as a contributing structure to the district. Standard 2 does not support the demolition of listed properties. While it is rare that staff will support the demolition of a contributing structure, the structural analysis of this structure supports demolition. If the structure were to be repaired, it is likely that the majority of the materials would be new. Standard 6 says that deteriorated historic features shall be repaired rather than replaced. It also says that where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Staff is of the opinion that the severity of the structural deterioration and condition requires replacement of the structure. The proposed replacement structure matches the existing structure. The applicant has met Standards 9 and 10 by proposing a structure is differentiated from the old by using new materials and a new roof form, but it is compatible with the massing, size, scale, and architectural features of the listed properties and their environs.

Certificate of Appropriateness

The proposed project is located in the environs of the Oread Neighborhood Historic District and the Dr. Frederick D. Morse house. There is no environs definition for the Oread Neighborhood Historic District or the Dr. Frederick D. Morse house.

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

Standard 2 (Section 22-505) does not support the demolition of the accessory structure. However, the standard does state "when possible." Staff is of the opinion that that while it may be possible to repair the structure, the resulting structure would likely be a new structure and would not be a true repair but rather a replacement.

In addition to review by Section 22-505, the proposed new construction should be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) provides review criteria new construction. Identified criteria for new construction includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

The applicant proposes to construct a new structure in place of the historic structure. The new structure mirrors the historic structure. It is compatible in scale, height, orientation, site coverage, spatial separation from other buildings, materials, and roof form. The new structure meets Standard 9.

Because of the deteriorated condition and damage to the fallen tree, staff is of the opinion that the demolition will not impact the listed properties. The new proposed structure is compatible with the listed properties and its construction will not significantly encroach on, damage, or destroy the landmark or the historic district. Staff is of the opinion that the project, as proposed, meets the intent of Chapter 22.

Oread Neighborhood Design Guidelines

Demolition of structures is outlined in Chapter 4 Section D of the Oread Neighborhood Design Guidelines. The basic premise of the demolition section is the same as staff uses in reviewing demolition for a Certificate of Appropriateness:

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.

However, the majority of the section distinguishes the demolition of structures to those that are "character-defining" for the area. The existing accessory/garage structure is character-defining for the district.

The guidelines do not support the demolition of contributing structures. However the guidelines also have provisions for when it is necessary to demolish structures. A compatible replacement plan is required and the proposed new structure must be compatible in placement on the lot, massing, proportions, roofs, fenestration patterns, materials and architectural styles with what is historically found in the district. Additional guidelines are provided for new accessory structures. The structure should be detached, located in the rear yard, compatible in scale for the property and subordinate to the main structure, sited to reflect and correspond to the historic patterns of the block on which they are located, and should reflect the overall character of the district. The proposed new structure meets these guidelines.

New construction that meets the guidelines can be approved administratively. If the Commission approves the demolition, staff will review the new construction administratively. Based on the submitted proposed project, staff will approve the new construction.

STANDARDS FOR REVIEW

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

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

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

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

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

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

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

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

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

Environs

The proposed project is located in the environs of the Oread Neighborhood Historic District and the Dr. Frederick D. Morse house. There are no environs definitions for the Oread Neighborhood Historic District or the Dr. Frederick D. Morse house.

Oread Neighborhood Design Overlay District (Oread Neighborhood Design Guidelines)

Chapter 4

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.

Chapter 5

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.

C.1 Demolition

- a. New construction shall meet the standards of section C7.
- 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.

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.
- 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.
 - 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.
- 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.



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

www.lawrenceks.org/pds

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

DESIGN REVIEW Application Requirements

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

GENERAL REQUIREMENTS

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

ADDITIONAL REQUIREMENTS FOR DEMOLITION PROJECTS

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



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

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

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1041 Kentucky St. Lawrence, KS 66044
Legal Description (may be attached) _____

OWNER INFORMATION

Name(s) John - David Harris
Contact _____
Address 27 E. Huntington
City Eastborough State KS ZIP 67206
Phone (913) 749-6076 (cell) Fax (____)
E-mail john.david800me@yahoo.com Cell Phone (____)

APPLICANT/AGENT INFORMATION

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

Existing Zoning <u>Residential/commercial</u>	Existing Land Use <u>Garage - 3 units</u>	Proposed Land Use <u>Garage - 3 units</u>	# of Buildings <u>1</u>
Total site area <u>included</u>	Existing Building Footprint <u>* included</u>	Proposed Building Footprint <u>* included</u>	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage		

Are you also submitting any of the following applications?

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

Property

Address:

1041 Kentucky St. Lawrence, KS 66044

Detailed Description of Proposed Project:

(Attach additional sheets if necessary)

* included as seperate attachment

Reason for Request:

(Attach additional sheets if necessary)

* included as seperate attachment

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

Contact JNS Contracting, LLC - Jamie Emerson

Company Jamie T. Emerson

Address 314 Deerview Terrace

City Tonganoxie State KS ZIP 66086

Phone (785) 423-5680 Fax ()

E-mail jnsbuild@yahoo.com Cell ()

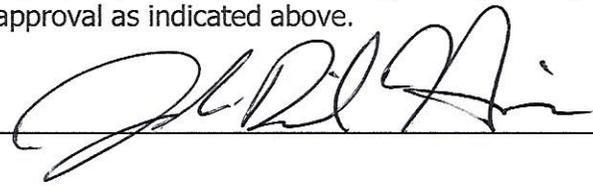
REQUIRED ATTACHMENTS:

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

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

SIGNATURE

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

Signature(s):  Date 7/14/19

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



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

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE John-David Harris, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 14 day of July, 2019, make the following statements to wit:

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

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

2. I/We the undersigned, have previously authorized and hereby authorize John-David Harris (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1041 Kentucky St. Lawrence, KS 66044 (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

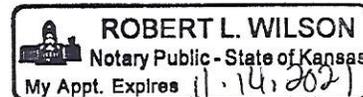
[Signature] _____
Owner Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 15th day of July, 2019, by John David Harris

My Commission Expires: 11.14.2021

[Signature]
Notary Public





Demolition Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 7/14/19
Site Address: 1041 Kentucky St. Lawrence, KS 66044
Legal Description (if applicable): _____

Block Lot Subdivision

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

Applicant Signature: *John-David Harris* Date: 7/14/19
Applicant Name (Print): John-David Harris Phone: 913-749-6076
Email: john.david800m@yahoo.com

Property Owner Signature: *John-David Harris* Date: 7/14/19
Property owner Name (Print): John-David Harris Phone: 913-749-6076
Email: john.david800m@yahoo.com

Person, Firm, or Corporation responsible for the building, if it is someone other than the owner:
Name (Print): Same as above
Address: _____
Email: _____ Email: _____

Brief Description of Structure:
Detached garage that has three seperate garage units.

Company Name: JNS Contracting, LLC
Contact Name: Jamie T. Emerson
Address: 314 Deerview Terrace Tonganoxie, Kansas 66086
Email: jns.build@yahoo.com Phone: 785-423-5680

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

Analysis of Existing Conditions
Detached Accessory Garage
Historic District (Contributing Structure)

Contractor:

JNS Contracting, LLC
314 Deerview Terrace
Tonganoxie, KS 66086
jnsbuild@yahoo.com
785-423-5680

Project Location:

1041 Kentucky Street, Lawrence, Douglas County, Kansas

Property Owner:

John David Harris
27 E. Huntington Street
Eastborough, KS 67206

Analysis:

1041 Kentucky is a residence located on the west side of Kentucky Street in Lawrence, Douglas County, Kansas. The property is the second from the corner of Kentucky and 11th Streets in Lawrence, KS.

The structure, based on Douglas County Assessor's Records, was built in 1900 and the garage was constructed in 1920.

Based on information received from the City of Lawrence, both the residence and the garage are in a Historic District and the garage itself is considered a "Contributing Structure" to the historic district.

Sometime prior to notification of the reporting party, a tree fell and struck the garage causing significant damage to the roof and subsequently knocking the structure into a lean and

partially from its foundation. The rafters of the garage, where the tree impacted were snapped and are now providing no support to the existing roof and structure. A notice attached to the west wall of the building and signed by Lawrence City Inspector Brian Jimenez notifies parties that the structure has been condemned by the City of Lawrence.

I was contacted by Mr. Harris regarding either repairing or replacing the existing structure. During my involvement I have made two trips to the location and spoken with Mr. Jimenez as well as others at the City of Lawrence in regard to the structure and have determined that the structure needs to be torn down and replaced as it is no longer able to be repaired. I would estimate the cost to repair this structure would exceed the value of the replacement of the structure as the care and time necessary to carefully remove each piece of the structure and determine its value to its reuse would make the project financially unfeasible. I place the cost to replace the structure in the neighborhood of \$45,000 to \$55,000, depending on concrete contractors estimates of repair to the foundation, while cost to repair would essentially include all elements necessary for a new structure while adding several thousands of dollars in labor due to the man hours necessary to preserve as much of the structure as possible. After thorough checking of the building, I believe that, at most, 10% of the original structure could be saved and reused. This would make the cost involved in attempting to save that 10% unreasonable in my opinion. My analysis is based on the following findings:

- Roof

The roof of the structure, where the tree made impact is caved in and large portion in the southeast corner of the structure is now sagging significantly towards the concrete slab on which the building sits. The plywood sheathing under the roof, which is not original has also been snapped and is also sagging. The asphalt shingle roof would need to be torn off and completely replaced, along with all necessary roofing materials such as underlayment and drip edges etc. The rafters supporting the roof are snapped and, in some places, have been married to other pieces of lumber in an attempt to shore them up in what appears to me to be previous attempts at repairs to extend the life of the structure. The initial impact which caved the roof has bent the garage door railings which allow the doors to slide up and down and the support beams which held those mechanics have sagged in correlation to the beams which have caused the items to be damaged beyond repair and require replacement.

- Walls

The walls of the structure are now leaning to the southeast corner in a significant fashion. A level device placed on the studs along the south wall showed a structure which is significantly out of plumb. There is significant wood rot and apparent termite damage throughout the walls of the structure both at the base and at the top plate. The nailed connections have rot around them and in many cases have become exposed and detached. There are studs throughout the structure which have been cut and married to

other pieces of lumber or “sistered” to shore them up in previous repairs. The exterior sheathing is wracked and twisted, and significant bowing is visible in the east wall. The bottom plates of the structure show rotten and torn members as well. The structure is no longer level and any attempts to make it so would be a danger to the personnel attempting to save the structure as the validity of the studs and the plates to hold weight would severely be in question at this point. There is interior plywood sheathing along the north wall of the structure in the northern car park bay, which, in my opinion is perhaps the only reason the structure did not completely go down after being struck by the tree. There is no interior finishing in the other two car park bays. The exterior siding is twisted along with the walls and the siding and trim show significant wood rot and insect damage which would make saving any portion of them questionable. Even if they were saved, the holes created by removal and reattachment would make a secure envelope of the building virtually impossible.

- Footings and Slab

The stem wall has several cracks along the east side. The walls have shifted and appear in several places to no longer be attached. It appears the tree shifted the existing structure to a point where it is no longer completely on the foundation. It is questionable whether the stem wall is even fit to be built on and I would recommend its repair or replacement by a qualified concrete contractor prior to any work being done on this structure. In my opinion, the cracks in the stem wall make saving the existing structure and/or rebuilding without repair ill-advised.

Proposal:

Knowing that the structure is a contributing structure in a historic district and respectful of the City of Lawrence’s desire to keep a certain look to the Old West Lawrence Neighborhoods, what I would propose is to tear the existing structure down and replace it with a structure which resembles the existing structure in almost every way.

The garage doors would be in the same locations, both the overhead and pedestrian doors and the walls would resemble the structure that exists without windows. The siding would be of a style and type chosen by the property owner in currently available materials, such as smart siding wood composite, in a lap siding arrangement to match what is currently on the structure and the home. The trim would also be of the smart trim wood composite materials. The garage doors would be aluminum and the pedestrian doors of a metal or solid wooden variety depending upon what is available and desired by the property owner.

The general construction of the building would be a light frame wood construction using standard construction lumber. The dimensions of the building would remain the same as would the height of the building and the pitch of the roof. The existing asphalt shingle roof would be replaced with an asphalt shingle roof which would as closely match the current color of the roof. The paint would also be chosen to match the existing residential structure.

The change I would make to the existing structure, with permission from the Historic Resources Commission, is to place a standard gable roof on the structure instead of its current hipped gable. This would not be out of character with other existing structures in the neighborhood and would save both time and money during the construction phase of the project as pre-fabricated trusses could be used to complete the roof in a short time. Further, there are several structures visible both in the alley way where this structure is located and on homes lining both Kentucky and Tennessee Streets in the neighborhood which have gable roofs.

Cost Analysis:

As stated above, the cost of this project to tear down the existing structure and replace it with a new structure will be between \$45,000 and \$55,000. This range is due to not having a quote from a concrete contractor at the time of this writing.

Were the structure to be attempted to be saved, I estimate it would add several weeks to the project and could up those costs by as much as \$15,000.00. This is assuming that the building does not collapse during the attempt to shore it up and make it structurally sound again. I do not believe that the building can be saved due to the existing conditions and the extensive weathering and insect damage it has endured over the years.

Respectfully Submitted:

Jamie T. Emerson

JNS Contracting, LLC

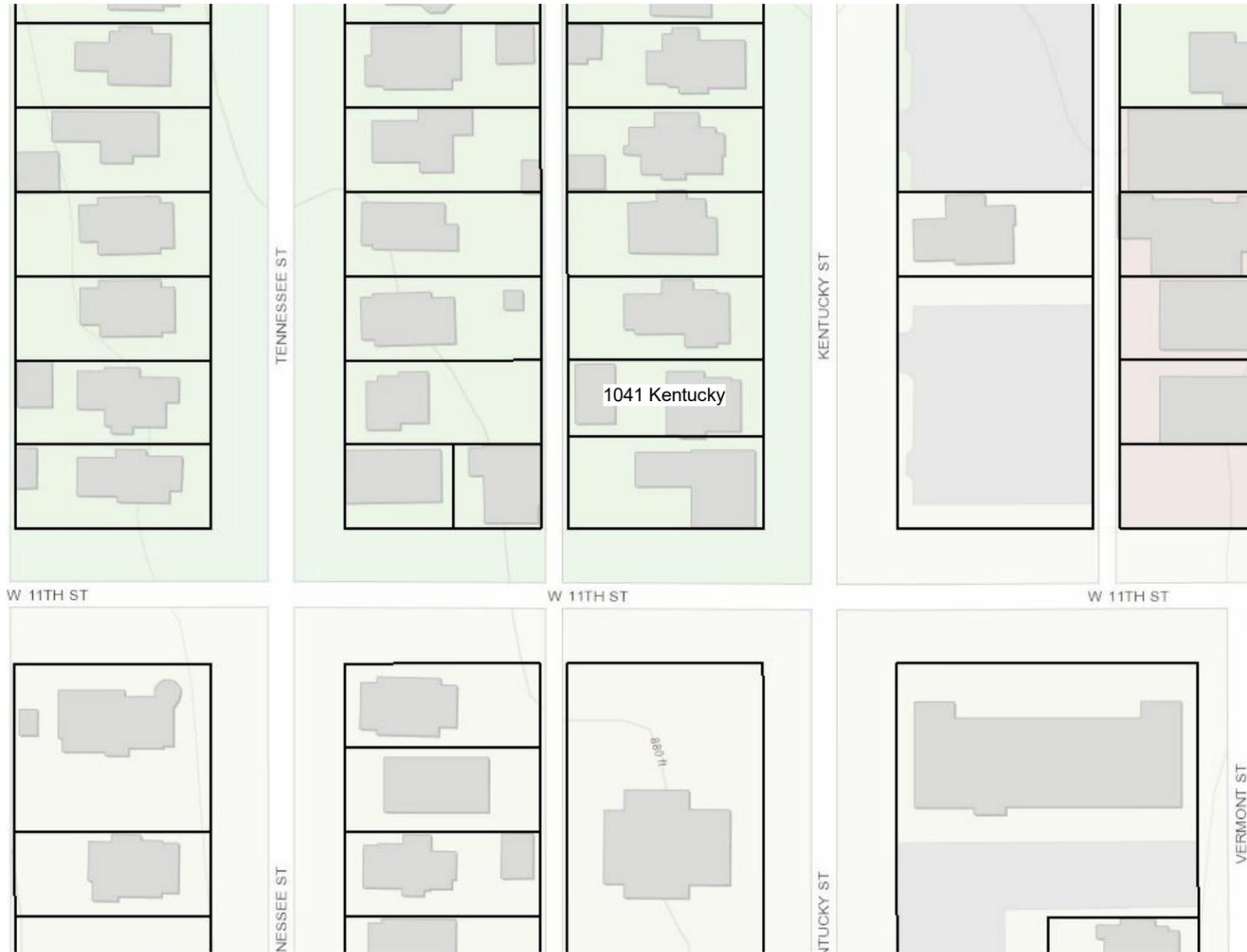
314 Deerview Terrace

Tonganoxie, Kansas 66086

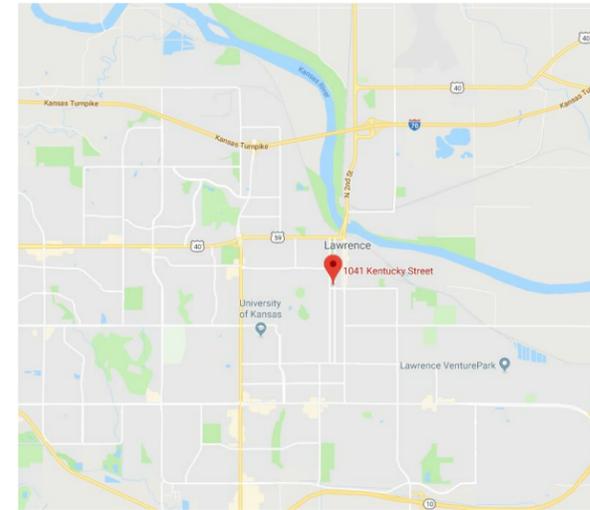
785-423-5680

insbuild@yahoo.com

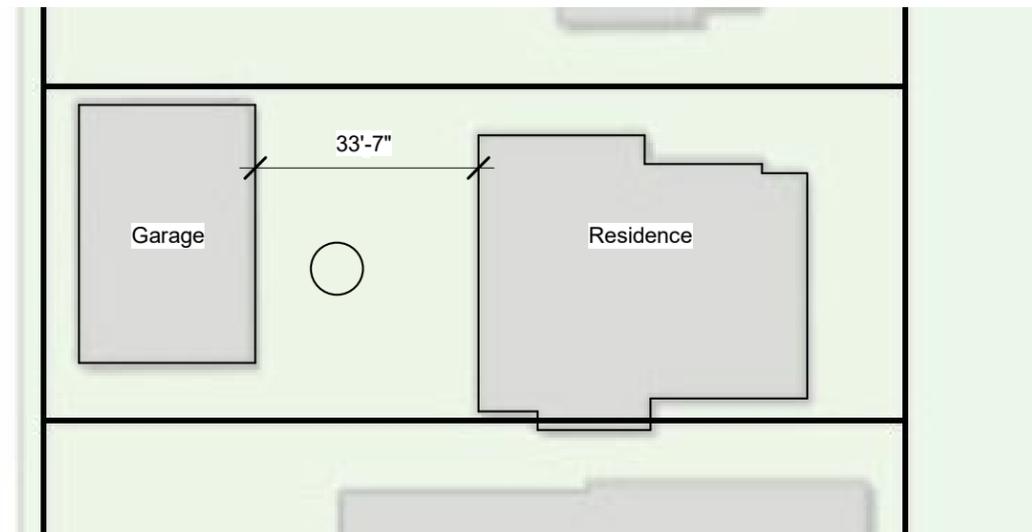
Lawrence Contractor License # BC-27992, Expires 12-31-2019



Neighborhood 



Site Context 



Site Plan 

JNS Contracting LLC

314 Deerview Terrace
Tonganoxie, KS 66086

John David Harris

1041 Kentucky Garage

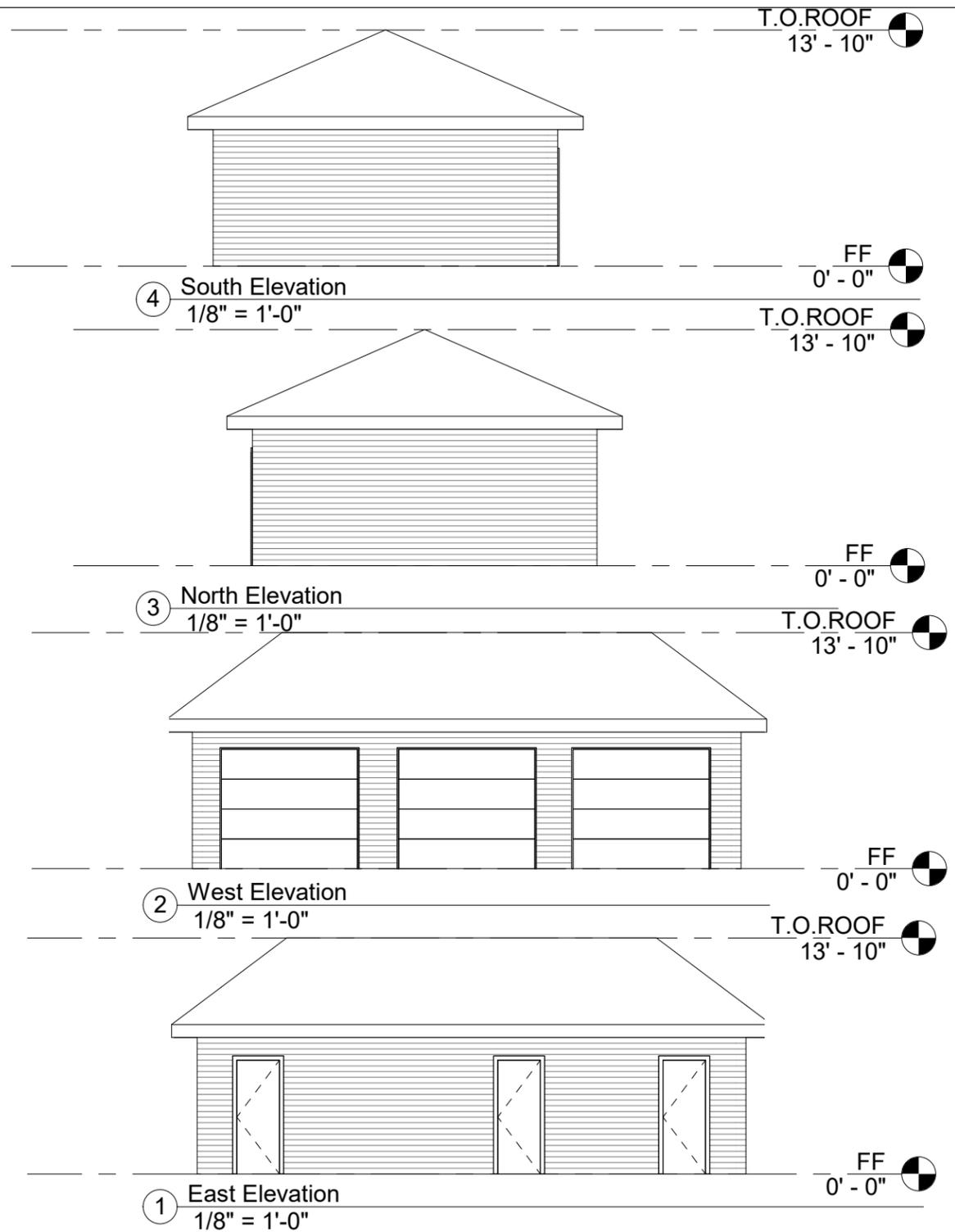
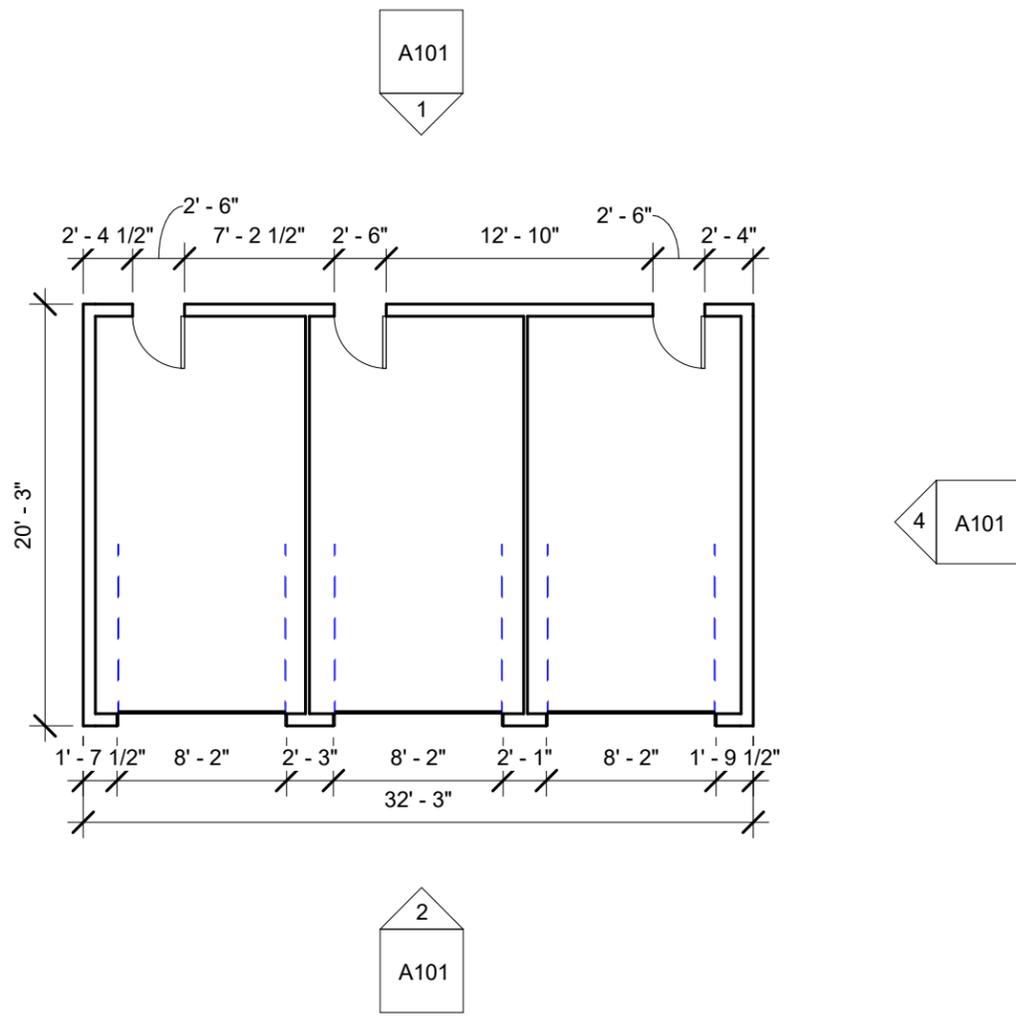
No.	Description	Date

Site Plan

Project number	2
Date	7-13-19
Drawn by	P
Checked by	J

A100

Scale



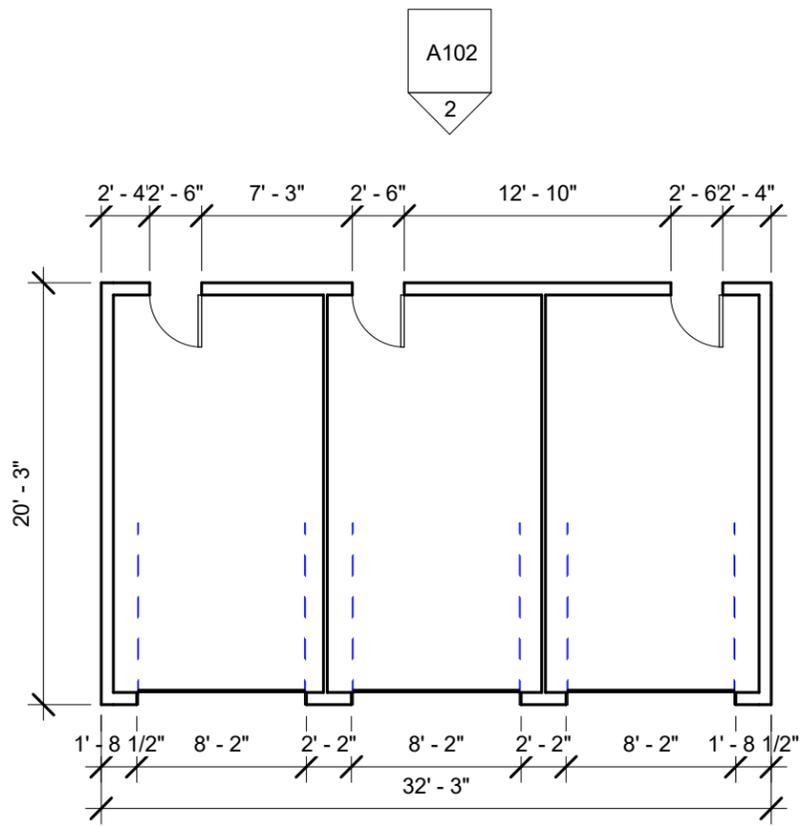
Ⓐ FF
1/8" = 1'-0"

JNS Contracting LLC
314 Deerview Terrace
Tonganoxie, KS 66086

John David Harris
1041 Kentucky Garage

No.	Description	Date

EXISTING CONDITIONS		
Project number	2	A101
Date	7-13-19	
Drawn by	D	Scale 1/8" = 1'-0"
Checked by	J	



A NEW PLAN
1/8" = 1'-0"



SIDING TO MATCH EXISTING CONDITIONS



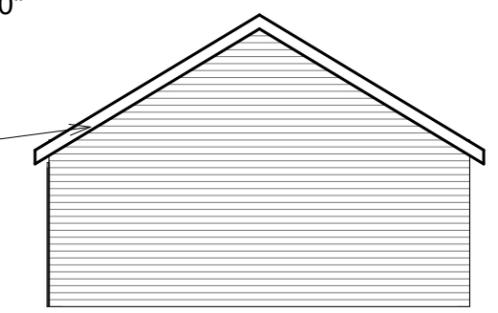
1 North Elevation
1/8" = 1'-0"

DOORS AND TRIM TO MATCH EXISTING CONDITIONS



2 East Elevation
1/8" = 1'-0"

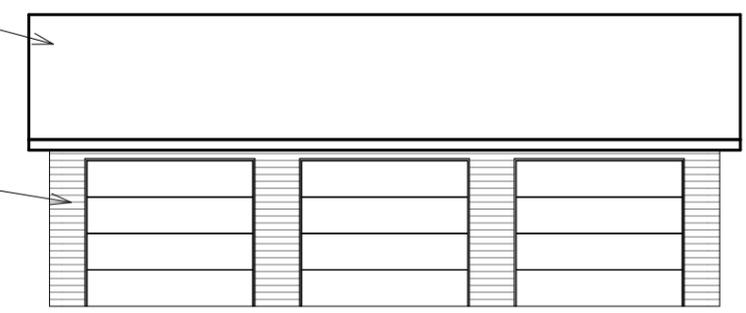
SLOPE TO MATCH EXISTING



4 South Elevation
1/8" = 1'-0"

HEIGHT TO MATCH EXISTING

KEEPS SIMILAR PROPORTIONS



3 West Elevation
1/8" = 1'-0"

JNS Contracting LLC

314 Deerview Terrace
Tonganoxie, KS 66086

John David Harris

1041 Kentucky Garage

No.	Description	Date

Proposed Building

Project number 2
Date 7-13-19
Drawn by P
Checked by J

A102

Scale 1/8" = 1'-0"



NOTICE
CITY OF LAWRENCE
UNLAWFUL OBSTRUCTION
OF PUBLIC HIGHWAY
SECTION 10-1-1
VIOLATION OF SECTION 10-1-1
IS A VIOLATION OF THE
CITY OF LAWRENCE
MUNICIPAL CODE
AND IS SUBJECT TO
A FINE OF UP TO
\$500 PER VIOLATION
PER DAY.

Lawrence
Recycles

Lawrence
Recycles

650 JMA



City of Lawrence
COMMUNITY ACCESSORY STRUCTURE
REPAIRS AND WORKSHEET BY







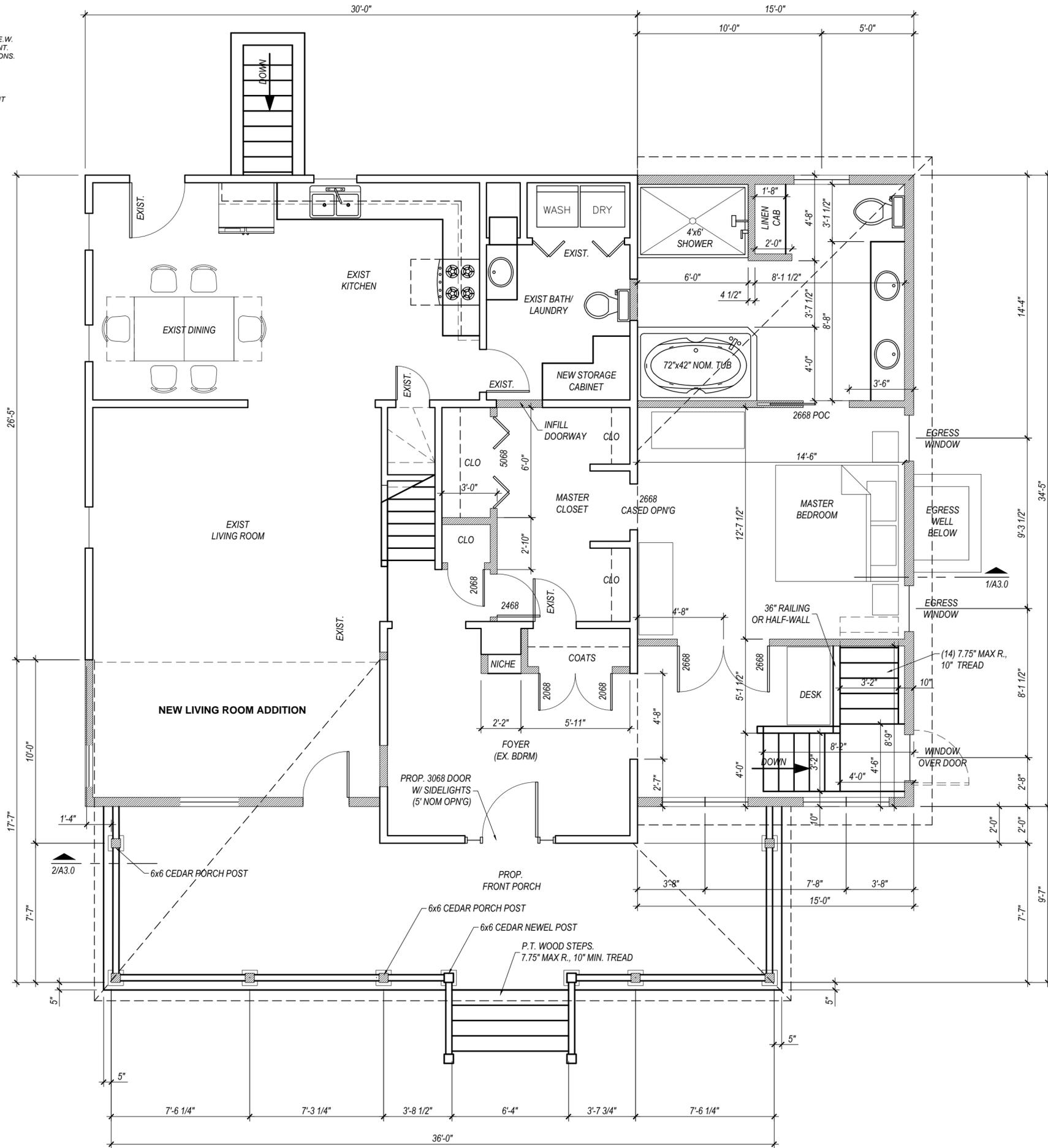


TYPICAL NOTES:

MEET OR EXCEED 2015 IRC
 8" NOM. 2x6 @ 16" O.C. @ EXTERIOR WALLS
 2x4 @ 16" O.C. @ PARTITIONS
 8", 3500 PSI CONCRETE FOUNDATION WALL W/ #4 BARS @ 12" O.C. E.W.
 8"x16" 3000 PSI CONCRETE SPREAD FTG. W/ (2) #4 BARS HORIZ. CONT.
 TYPICAL WALL BRACING - METHOD CS-WSP AS NOTED ON ELEVATIONS.
 FLOOR JOISTS, 2x10 @ 16" O.C. (SEE PLAN)
 PORCH JOISTS, P.T. 2x10 @ 12" O.C. (SEE PLAN)
 2x10 RAFTERS & 2x6 CEILING JOISTS @ 16" O.C.
 2x8 RAFTERS @ 16" O.C. @ PORCH ROOF
 7/16" OSB ROOF DECK W/ PEEL & STICK MEMBRANE UNDERLAYMENT
 HOUSE WRAP
 FLASH ABOVE WINDOWS AND DOORS
 FIBER-CEMENT SIDING (MATCH EXISTING EXPOSURE)

ENERGY CODE (2015 IECC)

WALL INSULATION - =R-19 MIN.
 CEILING - =R-49
 BASEMENT WALLS - =R-10
 WINDOWS AND DOORS - =0.35 U-FACTOR



WATKINS RESIDENCE
 830 E. 13th Street
 Lawrence, Kansas

Hernly ASSOCIATES

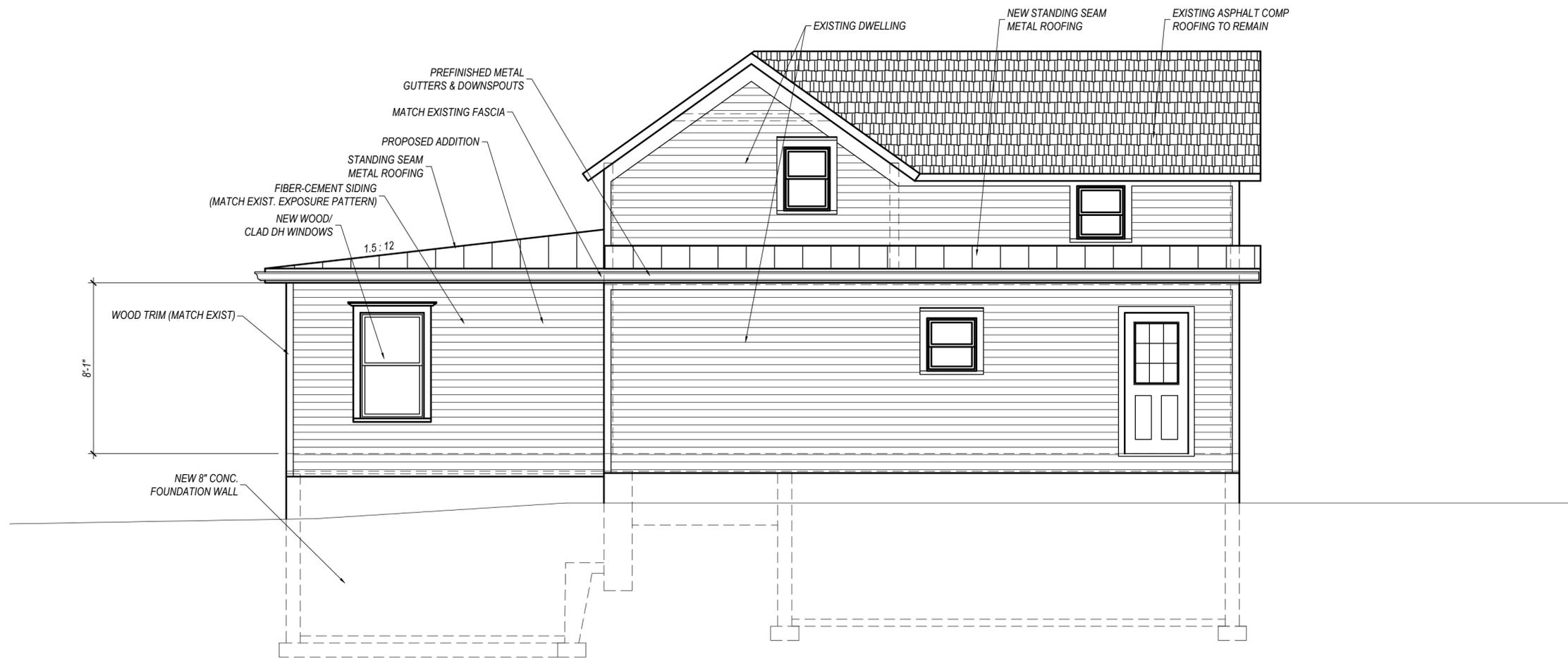
920 Massachusetts
 Lawrence, Kansas 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

FLOOR PLAN

Date: 2019/07/17
 Drawn by: K.HOKE
 Checked by:
 Revisions:

A1.0

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



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



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

WATKINS RESIDENCE
830 E. 13th Street
Lawrence, Kansas

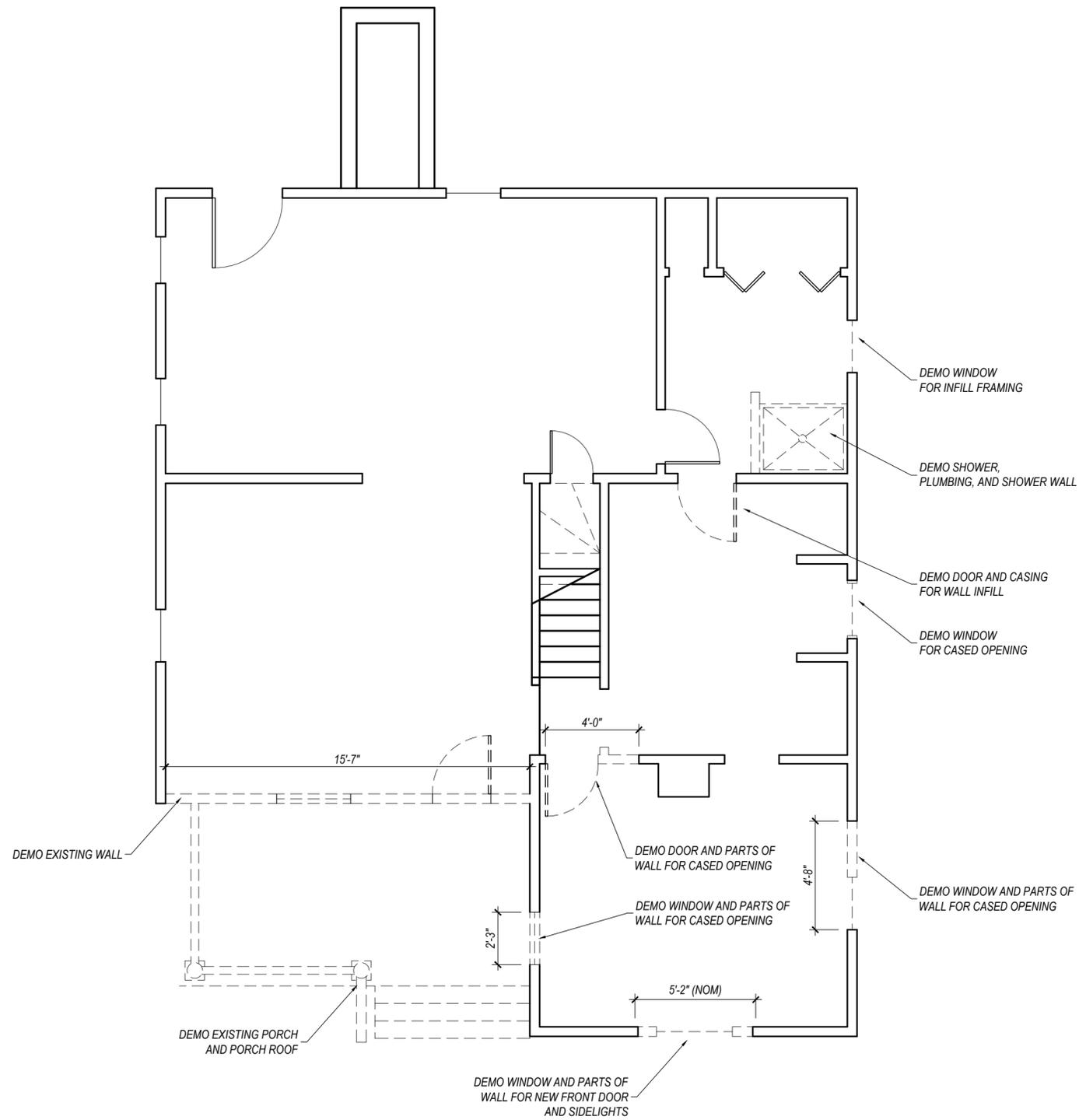
Hernly ASSOCIATES

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

ELEVATIONS

Date: 2019/07/17
Drawn by: K.HOKE
Checked by:
Revisions:

A2.1



WATKINS RESIDENCE
 830 E. 13th Street
 Lawrence, Kansas

Hernly ASSOCIATES

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

DEMOLITION PLAN

Date: 2019/07/17
 Drawn by: K.HOKE
 Checked by:
 Revisions:



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

D1.0