City of Lawrence
PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **JANUARY 19, 2017**
CITY HALL, 6 E 6TH STREET
6:30 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. December 15, 2016 Action Summary
B. Administrative Approvals
   1. DR-16-00488 1144 Rhode Island Street; Accessory Structure Rehabilitation; State Law Review
   2. DR-16-00492 888 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review and Certificate of Appropriateness
   3. DR-16-00499 719 Massachusetts Street; Sidewalk Dining; State Law Review, Downtown Design Guidelines Review, and Certificate of Appropriateness
   4. DR-16-00524 920 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review, and Certificate of Appropriateness
   5. DR-16-00525 843 Massachusetts Street; Mechanical Permit; State Law Review
   6. DR-16-00526 1326 Massachusetts Street; Residential Remodel; Certificate of Appropriateness
   7. DR-16-00527 941 Massachusetts Street; Mechanical Permit; State Law Review

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission

make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

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

ITEM NO. 4: DR-16-00497 319 E. 7th Street; Demolition Permit; Certificate of Appropriateness. The structure is located in the environs of the A. J. Griffin House (645 Connecticut), Lawrence Register of Historic Places. Submitted by Peter Shenouda on behalf of Eric D. Barton, property owner of record.

ITEM NO. 5: DR-16-00528 707 Massachusetts Street; New Commercial Addition; State Law Review, Downtown Design Guidelines Review, and Certificate of Appropriateness. The vacant lot is located adjacent to 701 Massachusetts Street and is located in Lawrence's Downtown Historic District, and the Downtown Urban Conservation Overlay District. The property is also located in the environs of Miller's Hall (725 Massachusetts) and the House Building (729 Massachusetts). Submitted by Paul Werner Architects on behalf of Eldridge Hotel LLC, property owner of record.

Deferred

ITEM NO. 6: DR-16-00530 817 New York Street; New Residential Construction; Certificate of Appropriateness. The property is located in the environs of the Edward Manter House (821 New York), Lawrence Register of Historic Places. Submitted by Clovis Construction on behalf of Stanley Schaake, property owner of record.

ITEM NO. 7: MISCELLANEOUS MATTERS

A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since December 15, 2016.

B. Review of any demolition permits received since December 15, 2016.

C. Miscellaneous matters from City staff and Commission members.

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00488 1144 Rhode Island Street; Accessory Structure Rehabilitation; State Law Review

B. PROJECT DESCRIPTION

Accessory structure repair and rehabilitation

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-16-00492 888 New Hampshire Street; Sign permit; Downtown Design Guidelines Review, and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit

C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00499 719 Massachusetts Street; Sidewalk Dining; State Law Review, Downtown Design Guidelines Review, and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Installation of sidewalk dining

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 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.

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).

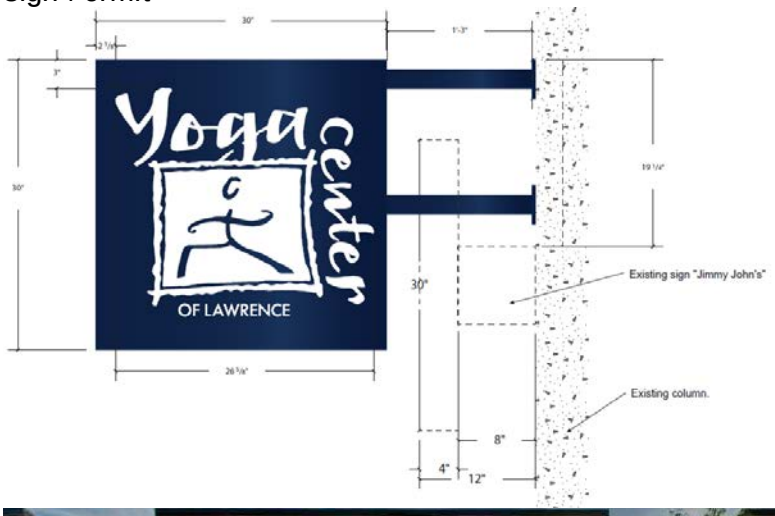
LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

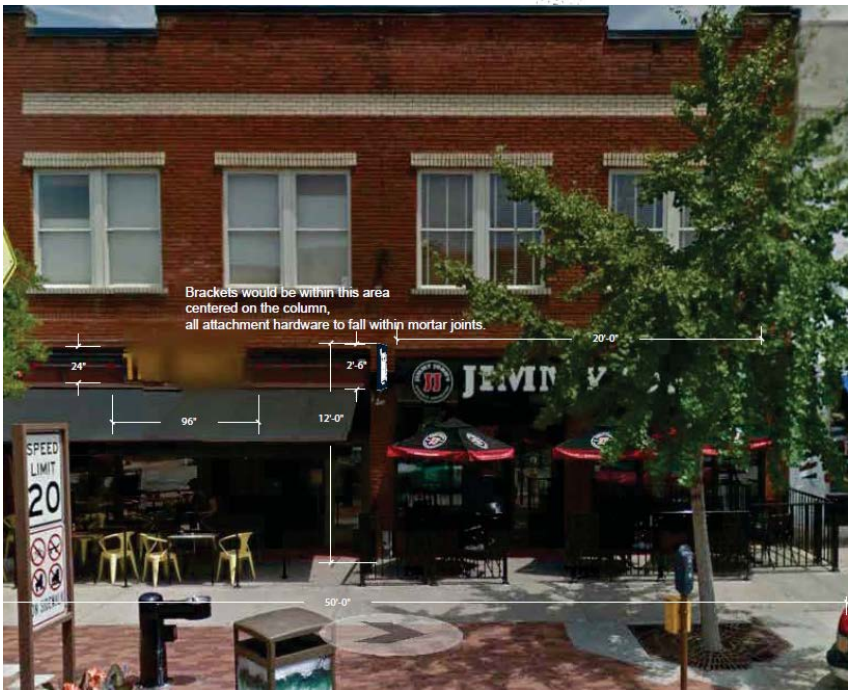
A. SUMMARY

DR-16-00524 920 Massachusetts Street; Sign Permit; State Law Review; Downtown Design Guidelines Review; and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit





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 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.

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-16-00525 843 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit to replace a ½ ton unit and damper

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-16-00526 1326 Massachusetts Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Exterior alterations for the installation of new skylights on the primary structure.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00527 941 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit for rooftop unit replacement

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: DR-16-00497
STAFF REPORT

A. SUMMARY

DR-16-00497 319 E. 7th Street; Demolition Permit; Certificate of Appropriateness. The structure is located in the environs of the A. J. Griffin House (645 Connecticut), Lawrence Register of Historic Places. Submitted by Peter Shenouda on behalf of Eric D. Barton, property owner of record.

B. PROJECT DESCRIPTION

The property owner is requesting approval of the demolition of the accessory structure located at 319 E 7th Street. There are no plans for a replacement structure.

Primary Structure

Accessory Structure

C. STANDARDS FOR REVIEW

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

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

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

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

3. Properties designated contributory or non-contributory within an historic district

shall receive a decreasing scale of evaluation upon application;

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

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

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

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

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;

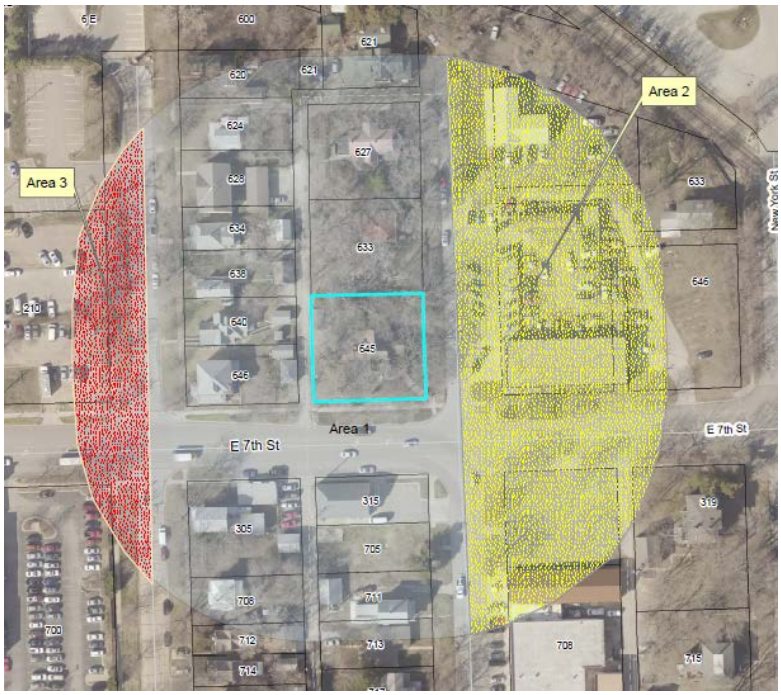
6. Deteriorated architectural features shall be repaired rather then replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural 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 Definition for the A. J. Griffin House



The environs for 645 Connecticut Street, the A. J. Griffin House, were divided into three areas and 319 E 7th Street is located in Area 2. While the subject property is located in the outer edge of the environs and is located in Area 2, it has more in common with the residential structures in Area 1.

The following standards apply to Area 2:

Area 2: The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property, maintaining the

rhythm and pattern with emphasis on the setbacks and open space in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction shall meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon, damage or destroy the listed property.

Major projects (demolition of main structures, new infill construction, and significant additions – greater than 20% of the building footprint) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon, damage or destroy the listed property.

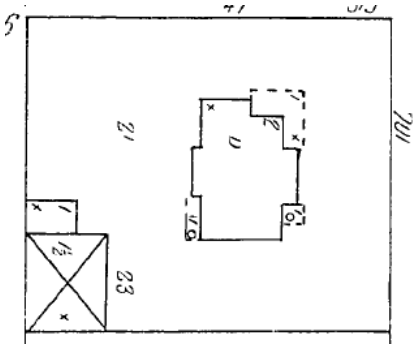
This environs definition was adopted prior to the removal of environs reviews under the State Preservation Law.

D. STAFF ANALYSIS

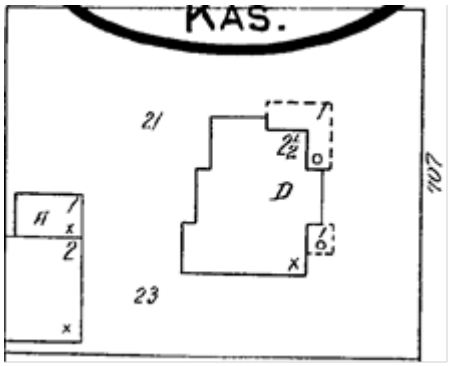
The existing accessory structure located at 319 E 7th Street is a gabled-end 1 ½ story structure although the visual appearance is a two story structure. The existing wood frame structure is clad with wood siding and an asphalt shingle roof. It appears that originally the structure had a stone foundation. Currently, the structure rests primarily on the ground. A sliding-track, garage door faces the alley on the western elevation. The track extends to the north of the structure. The door is clad with horizontal wood siding. All elevations of the structure have openings, most of which are boarded, of various sizes and placement. The east elevation has a ground level pedestrian door.

According to the information provided by Living in East Lawrence: An Essay for a Multiple Listings Nomination the primary structure located at 319 E 7th Street was constructed c. 1888. S.W. Sawyer built the house and sold it to William John Gilmore around 1890. The Gilmore family lived in the house until 1964.

Sanborn Fire Insurance maps show an accessory structure at this location as early as 1905. This map indicates that the structure was a type of stable that was 1½ stories with an addition to the north. This one story addition has altered in size by the 1918 map and the main portion of the structure is now identified as two stories. By 1927, the accessory structure is identified as a two story structure with a different footprint and a slightly different location. The one story addition is identified as a wood frame structure used as a private garage. The 1949 map also shows this pattern and identification. The appraiser's office identifies a storage building on the parcel with a construction date of c. 1930.



1905



1927

The current project is a request to demolish the existing accessory structure and no replacement structure is proposed at this time.

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 district. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure.

The accessory structure located at 319 E 7th Street is a structure type that is disappearing in the East Lawrence neighborhood. The structure is larger than typical accessory structure types in size, scale, and massing.

The poor condition of this structure can be attributed to the neglected maintenance and care of the structure. The decline of the structure has been ongoing for some time. Staff is of the opinion the poor condition of this structure is primarily the result of the failure of owners to properly care for the structure.

The definition of demolition by neglect described by the National Trust for Historic Preservation is the “process of allowing a building to deteriorate to the point where demolition is necessary to protect public health and safety.” It is staff’s opinion that the existing accessory structure located at 319 E 7th Street has deteriorated to the point that it meets this definition. It appears that few attempts have been undertaken to stabilize the structure.

While there is no detailed structural analysis or a detailed cost replacement analysis, the applicant has provided a description of the condition of the structure. Typically staff and the commission have requested a cost/replacement analysis. This analysis provides information to determine the extent of new material that would be required to rehabilitate the structure. Due to the condition of the structure, staff has concluded that there is no possibility for the rehabilitation of this structure. Rehabilitation of the structure would only create a copy of the existing structure.

Staff had the opportunity to inspect the garage. Based on the visual inspection, staff is of the opinion the structure has had complete structural failure. Staff is also of the opinion that there is no opportunity for rehabilitation. The foundation has completely failed, the walls and roof have

deteriorated to the point they no longer provide protection of the interior from exterior elements, and the structural system for the structure has little or no integrity due to rot, termite damage and a possible previous fire. The interior floors have completely rotted and staff was not able to access the 2nd floor of the structure due to safety issues. The structure failure is visually evident on the exterior of the structure due to the bowing walls and significant tilt to the east.

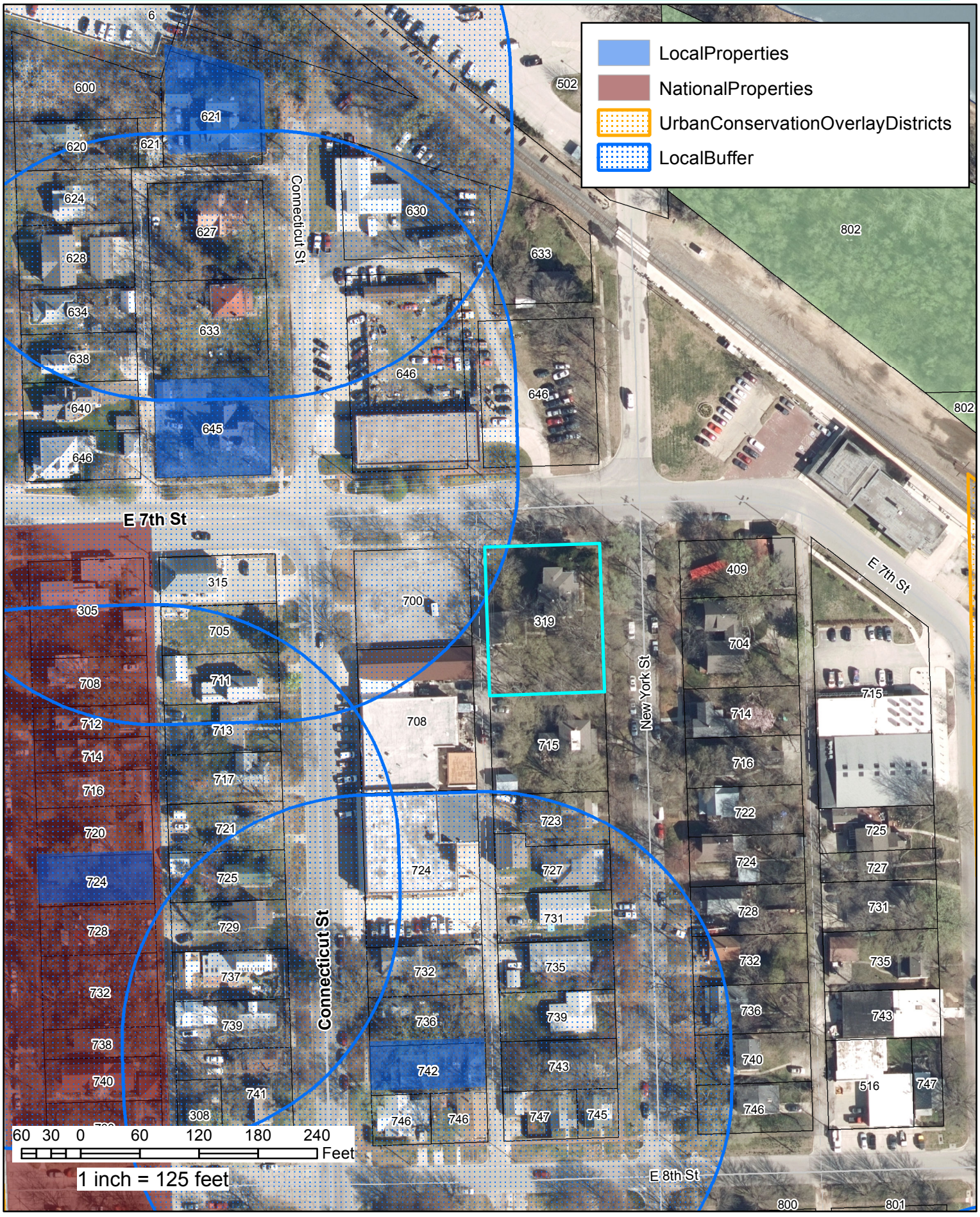
It is rare that staff will recommend demolition of an accessory structure without a replacement structure. There has been a significant loss of small accessory structures in the historic areas of Lawrence. Each request for demolition should be reviewed on a case by case basis and the approval of demolition for one property does not support the demolition of other structures. Staff continues to be concerned about the loss of accessory structures within the historic areas of Lawrence. Historically, this structure contributed to the environs of the listed property. The size, scale, massing and placement of the structure continue to contribute to the environs of the listed property. However, the significant loss of integrity due to the overall condition of the structure is significant.
Once a structure has deteriorated to the point that it is a safety hazard, it is difficult to argue that the demolition of the structure should not be approved or that the demolition should be postponed until the decision whether to construct a replacement structure has been made.

Staff is of the opinion that the severity of the structural deterioration of this accessory structure is a health and safety issue. In addition, staff is of the opinion that the structure is not a candidate for rehabilitation. Although there is no replacement structure to maintain the spacial relationships of this block of the environs, the removal of the structure that is non-contributing due to the lack of integrity is warranted because of the potential health and safety issues.

E. STAFF RECOMMENDATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

319 E 7th Street



City of Lawrence
PLANNING & DEVELOPMENT SERVICES

Building Safety Division
Riverfront Plaza, Suite 110
Lawrence, Kansas 66044
p. (785) 832-7700
f. (785) 832-3110
www.lawrenceks.org/pds
buildinginspections@lawrenceks.org

DEMOLITION PERMIT APPLICATION

Date: 11/17/2016

Site Address: 319 E 7Th Street, Lawrence, KS 66044

Legal Description: 21,23,25 New York Street

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: [signature] Date: 11/17/2016

Applicant Name (Print): Peter Shenouda Phone: 785-550-4148

Email: peteshenouda@gmail.com

Property Owner Signature: [signature] Date: 11/17/2016

Property Owner Name (Print): Eric D Barton Phone: 816-582-6666

Email: ebarton@wcllp.com

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

Name (please print): Peter Shenouda

Address: 4100 Teal Drive

Email: Lawrence Phone: 785-550-4148

Brief Description of Structure:

The request to demolish a garage that is on the property.

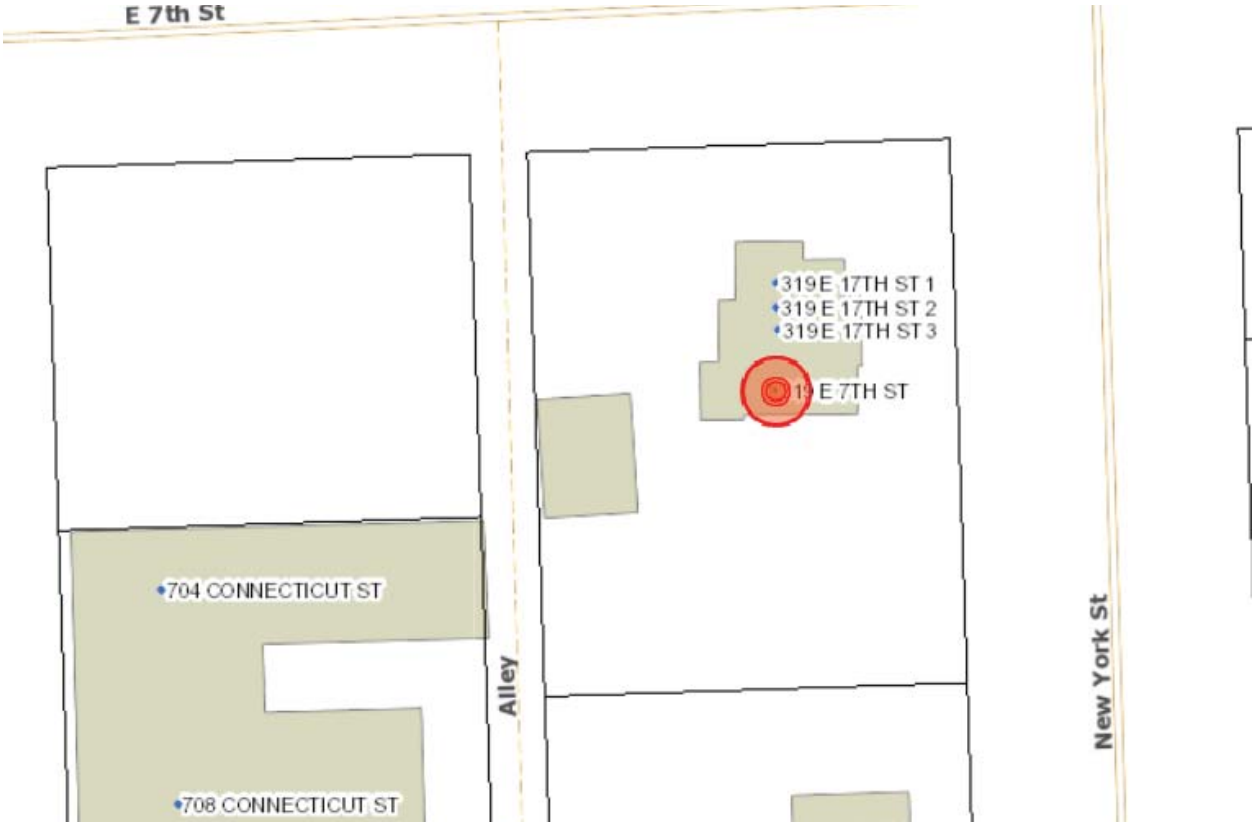
Contractor Company Name: Peter Shenouda

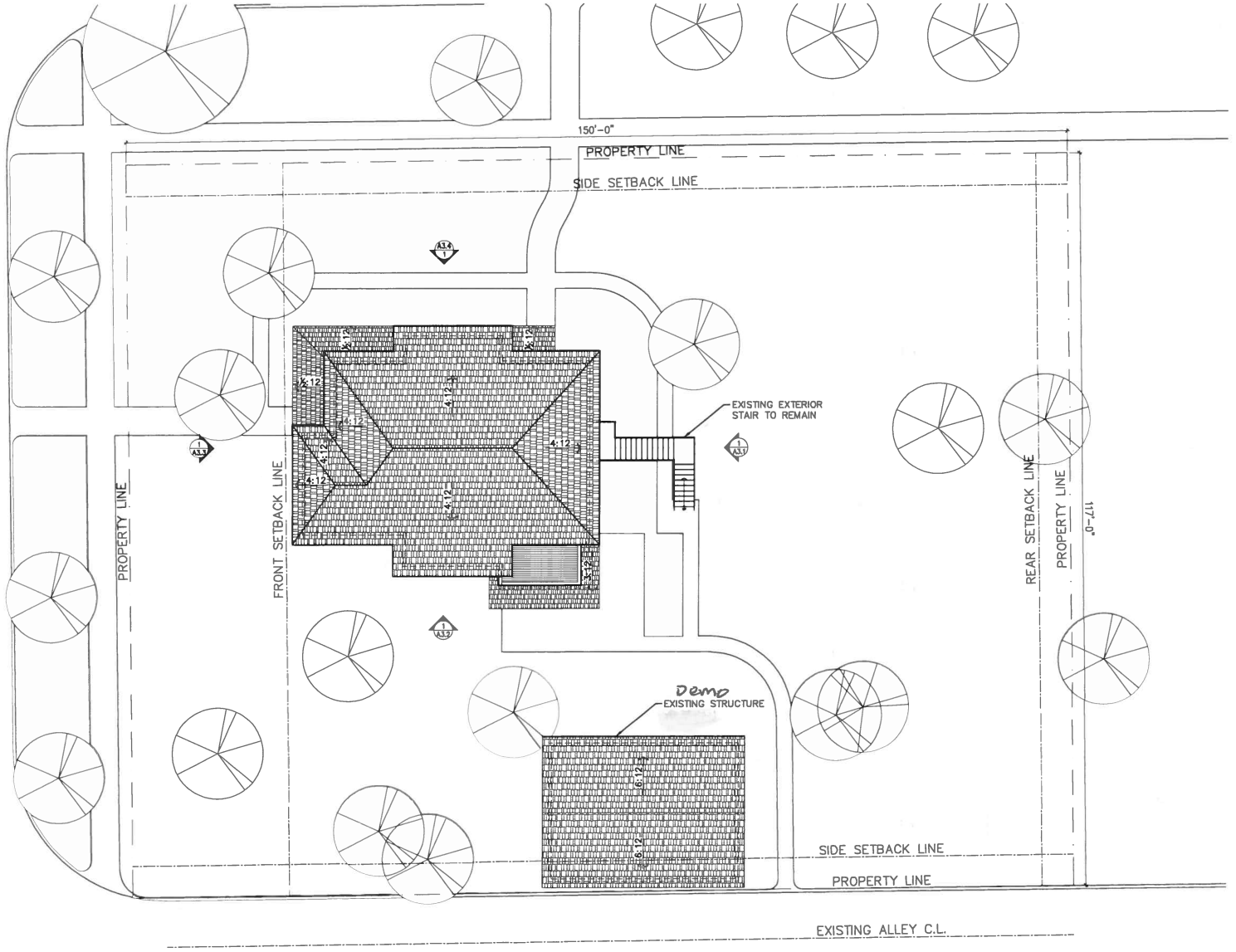
Contact Name: Peter Shenouda

Address: 4100 Teal Drive

Email: peteshenouda@gmail.com Phone: 785-550-4148

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).


E 7th St
319 E 17TH ST 1
319 E 17TH ST 2
319 E 17TH ST 3
19 E 7TH ST
704 CONNECTICUT ST
708 CONNECTICUT ST
Alley
New York St



SITE PLAN

0 4 8 16 32 64 128

SCALE : 1/16" = 1'-0"

STRUCT / RESTRUCT
1146 HASKELL AVE.
LAWRENCE, KS 66044
PH : 785.760.6473
ERIC@STRUCTRESTRUCT.COM
WWW.STRUCTRESTRUCT.COM

319 EAST 7TH STREET
Lawrence, Kansas 66044

REV.	DATE	DESCRIPTION

ISSUE DATE:
PROJECT NAME:
DRAWN BY:

PERMIT SET

SITE PLAN

A1.1

PROPERTY CONDITION ASSESSMENT

319 E 7th Street
Lawrence, KS 66046

Prepared by
Peter Shenouda

Report Date: December 5th, 2016

By: Peter Shenouda
4100 Teal Drive
Lawrence, KS 66047
Class C certified - City of Lawrence (BC-22800)

I Peter Shenouda did a "walk-through" condition study of the garage at 319 W 7th Street, Lawrence, KS 66046 on December 1, 2016. The weather at the time of the visit was cold and the temperature was in the low 40 Degrees Fahrenheit.

The purpose of the Property Condition Assessment is to determine the general condition and reasonably predictable repairs or replacement of major building components that may be required.

General Comments

The garage consists of wood frame structure with a deteriorating foundation. The dimension of the garage is 22.5 feet wide, 31 feet long and 28 feet high (highest point of the garage). The age of the garage is unknown and can't be determined. The entire garage is leaning to toward the east and cannot be repaired back to a safe structure. The foundation has deteriorated over the years and the garage is either supported on rocks or nothing (see pictures below). The structure does not maintain any degree of integrity. The lack of integrity may preclude it from being a character defining element for the environs. The structure is not secure and unsafe and would need to be demolished. The interior studs are bent, the foundation does not exist, and the siding is rotten. There is only one beam holding the upper floor and it does not go from one end of the structure to the other (see pictures). Standing inside the garage you can say daylight throughout the property. The wood floor itself is either deteriorated or destroyed by termites (see pictures). There is absolutely nothing in the structure that can be saved or fixed. This garage is unsafe to walk through as we don't know what is holding it from falling over.

Our neighbor to the south of the property (715 Missouri). The property is located in the environs of the R. W. Sparr House (742 Connecticut Street), Lawrence

Register of Historic Places. Was granted approval to demolish the garage that was in a lot better condition than the current garage we are requesting a demo approval.

Foundation and siding in bad shape.

Beam not all the way from one side of garage to the other.

Floor inside garage

Another picture of floor inside garage.

Foundation sitting on nothing.

Inside picture view of the outside from just one side.

One corner of the garage is detached from the other end.


CITY OF LAWRENCE
832-3032

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6: DR-16-00530
STAFF REPORT

A. SUMMARY

DR-16-00530 817 New York Street; New Residential Construction; Certificate of Appropriateness. The property is located in the environs of the Edward Manter House (821 New York), Lawrence Register of Historic Places. Submitted by Clovis Construction on behalf of Stanley Schaake, property owner of record.

B. PROJECT DESCRIPTION

The applicant proposes to construct a new residential duplex structure on the vacant lot located at 817 New York Street.

The proposed duplex structure is a vernacular two-story structure with a front gable roof covering the east/west portion of the structure and a hipped roof that joins the gable roof covering the rear 24 foot portion of the western portion of the structure. The structure will be set back from the north property line 6 feet; setback from the east (front) property line by 15.67 feet; the south property line by 16 feet at the front wall plane and 6 feet at the western portion of the structure; from the west (rear) property line by 29.3 feet. The wood frame structure will be clad with 6" cement lap siding on all elevations. Trim and porch posts will be wood and the windows will be aluminum clad

wood. Porch surfaces will be concrete or wood. Exterior doors will be metal or fiberglass and garage doors will be insulated metal. The roof will be clad in "heritage" style asphalt shingles. The footprint of the structure will be approximately 1,852 square-feet.

The primary east elevation accommodates the entrance to the first duplex unit. The entrance is flanked by windows on each side of the door. The 10' recessed portion of the structure on the south of the east façade accommodates the entrance door to the second unit. There is a small window on the south side of the entry door. Both entrances are under covered porches. The main entrance porch is 8' X 22' and spans nearly the full width of the main façade. The second entrance porch is 6' X 12' and extends the width of the secondary porch. The upper story has a pair of double hung windows centered over the primary entrance porch. All trim work is approximately 4" in total width. Decorative shingles are in the upper portion of the front gable. There is a shed dormer on the south portion of roof. The main porch is raised approximately 24" above grade and the second entrance porch is approximately 14" above grade. The overall height of the structure is approximately 29'.

The south elevation has fenestration that consists of a double hung window and smaller windows and single window groupings. The shed dormer located in the center of the main roof accommodates a double window grouping and a smaller single horizontally oriented window. Solar panels are proposed on the south facing roof surfaces of the main section of the structure. A group of three small horizontally oriented windows are centered in the upper story of the bumped-out second unit. The main level of this portion of the structure accommodates the single garage and does not have fenestration.

The west elevation has a double garage door and a single garage door with an eyebrow roof over both garage openings. The upper story has a fenestration pattern of three double windows centered on the façade. Additional solar panels will be located on the surface of the west facing roof.

The north elevation has minimal fenestration consisting of one double window on the upper story above the double car garage area and a single window on the main level located near the center of the structure.

The structure also has an unfinished basement that will be located under the structure except where the garages are located. An egress window is required and is provided on the south side of the structure. The egress window would be partially visible from the street.

A driveway to accommodate the three garage bays is located off of the alley and is approximately 29 feet north/south and east/west.

C. STANDARDS FOR REVIEW

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

22-505

(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:

> *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.*

Design Criteria 22-506

(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(1) Alterations. Specific design criteria for exterior alterations of landmarks and key contributing and contributing properties within historic districts shall be based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in Section 36, Code of Federal Regulation, Part 67, and as revised from time to time; and by further reference to such specific design criteria as the Commission may require for the designation of the landmark or historic district.

(2) New Construction and Additions to Existing Buildings.

(a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be 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.

(b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

(c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings.

(3) Demolition, Relocation, and Land Surface Change.

(a) Demolition in whole or in part of individual landmarks or any key contributory or contributory structure within an historic district shall not be permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would not be economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, age or historical significance to merit preservation. However, demolition of past additions which have not gained historical significance and which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades. Demolition under this chapter shall be subject to Ordinance 5810, as amended.

(b) Structures should not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site. If a structure lies in the path of a public improvement project, involving the city and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship, age, or historical significance relocation may be considered as an alternative.

(c) Major and substantial change of land surface within the boundaries of a landmark or historic district should not be permitted. Exceptions will be allowed only if there is substantial evidence that the change would not be detrimental to the historical and architectural character of surrounding structures or landscaping.

(4) Signage Guidelines. The Commission will receive copies of any appeal or request for variance regarding a sign located, or to be located, on a landmark or within an historic district, or the environs thereof. The Commission may review and comment upon such appeals or requests for variances subject to the following guidelines:

(a) Signs should be designed and placed so as to appear an integral part of the building design, in proportion to the structure and environment, and to respect neighboring properties within historic districts;

(b) Obscuring or disrupting important design elements is discouraged. Signs should be designed with appropriateness relative to the services of the establishment served;

(c) Signs should be maintained if they are determined to be an original part of the building or if they have acquired significance by virtue of their age, design, materials, craftsmanship, or historical significance;

(d) Illumination of signs should be properly shielded or diffused so as to eliminate glare and be of a low enough wattage to not detract from or set apart the structure;

(e) Descriptive signs as an integral part of the structure are encouraged. Such signs could include building dates, historic descriptions, commemorations, etc.;

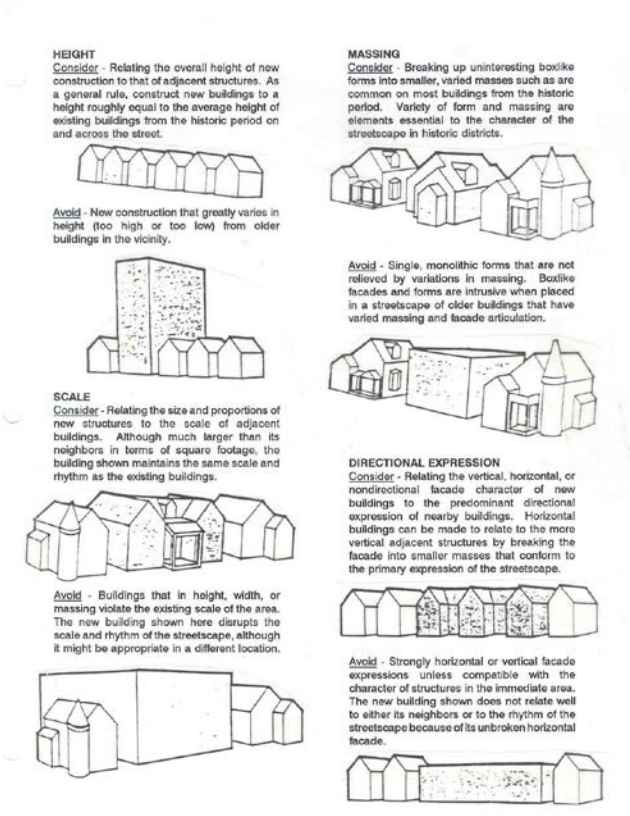
(f) Free-standing signs may be considered, if appropriate and necessary to preserve the character of the landmark or historic district.

(5) Accessory Structures and Landscaping.

(a) Existing characteristic features such as trees, walls, stairs, paving materials, fencing, walkways and other similar structures or site features that reflect the landmark or historic district's history and development shall be retained.

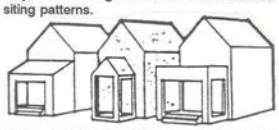
(b) Landscaping should be appropriate to the scale and the unique features of the landmark or historic district.

(c) Accessory structures within the boundaries of a designated landmark site shall be appropriate to and compatible with the architectural features of the primary landmark structure. Structures accessory to noncontributory buildings within a designated historic district shall be so designated as to not detract from the historical or architectural character of the district.



SETBACK

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



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

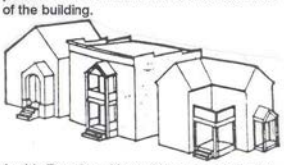
PLATFORMS

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

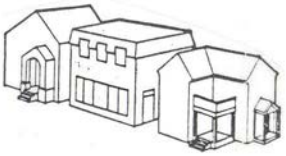
Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced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

SENSE OF ENTRY

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



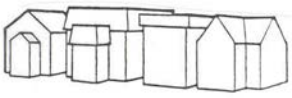
Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.



ROOF SHAPES

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

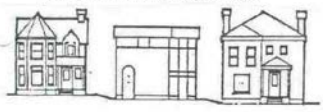
Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.



RHYTHM OF OPENINGS

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

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



IMITATIONS

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

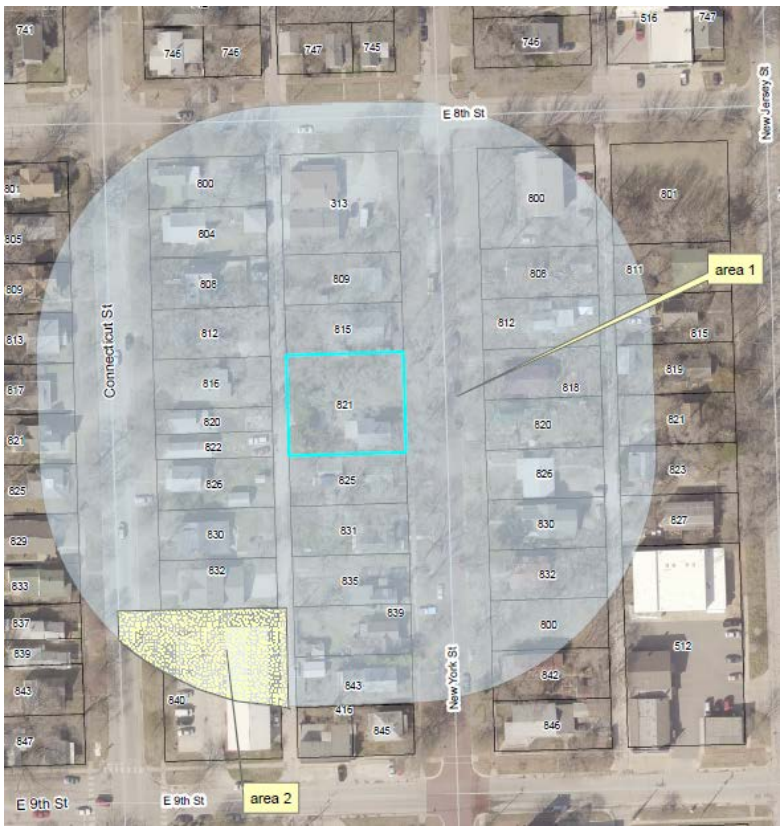
Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.

The Environs for the Edward Manter House located at 821 New York Street are divided into two areas and the subject lot is included in Area 1. The following standards are applied to Area 1:

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

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

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.



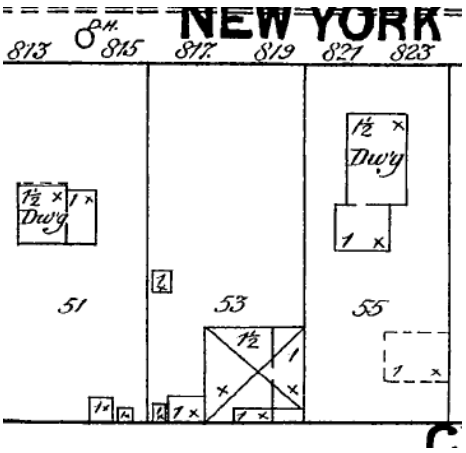
2017 West Side of 800 Block of New York Street

D. STAFF ANALYSIS

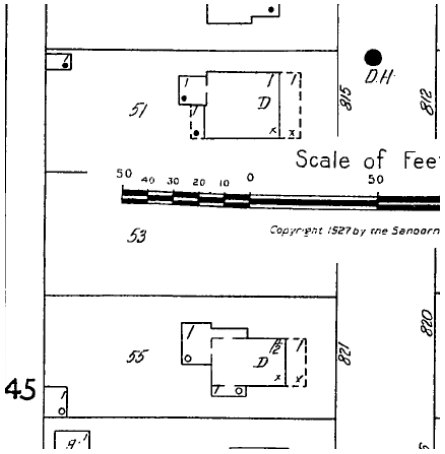
The vacant property now identified 817 New York Street (identified in the city GIS system as 800 New York Street) is Lot 53 of the Original Townsite of Lawrence. The lots in the original plat are 50' wide and 117' long to create a 5850 square foot lots. An alley separates the east and west halves of most of the blocks. The subject property was associated with the Manter House property (Lot 55) until 2013 when the lot (Lot 53) was divided by purchase from Lot 55.

Sanborn maps show that in 1889 and 1897 there was a stable and several accessory structures located on Lot 53. The 1905 and 1918 maps show that the footprint of some of the accessory structures had changed, but the structures are in the same location. Additional research would be needed to determine the primary structure(s) with which the accessory structures where associated.

By 1927 Lot 53 is vacant. Map research shows that the lot has been vacant since at least this 1927 date unless structure(s) existed between map documentation.



1889



1927

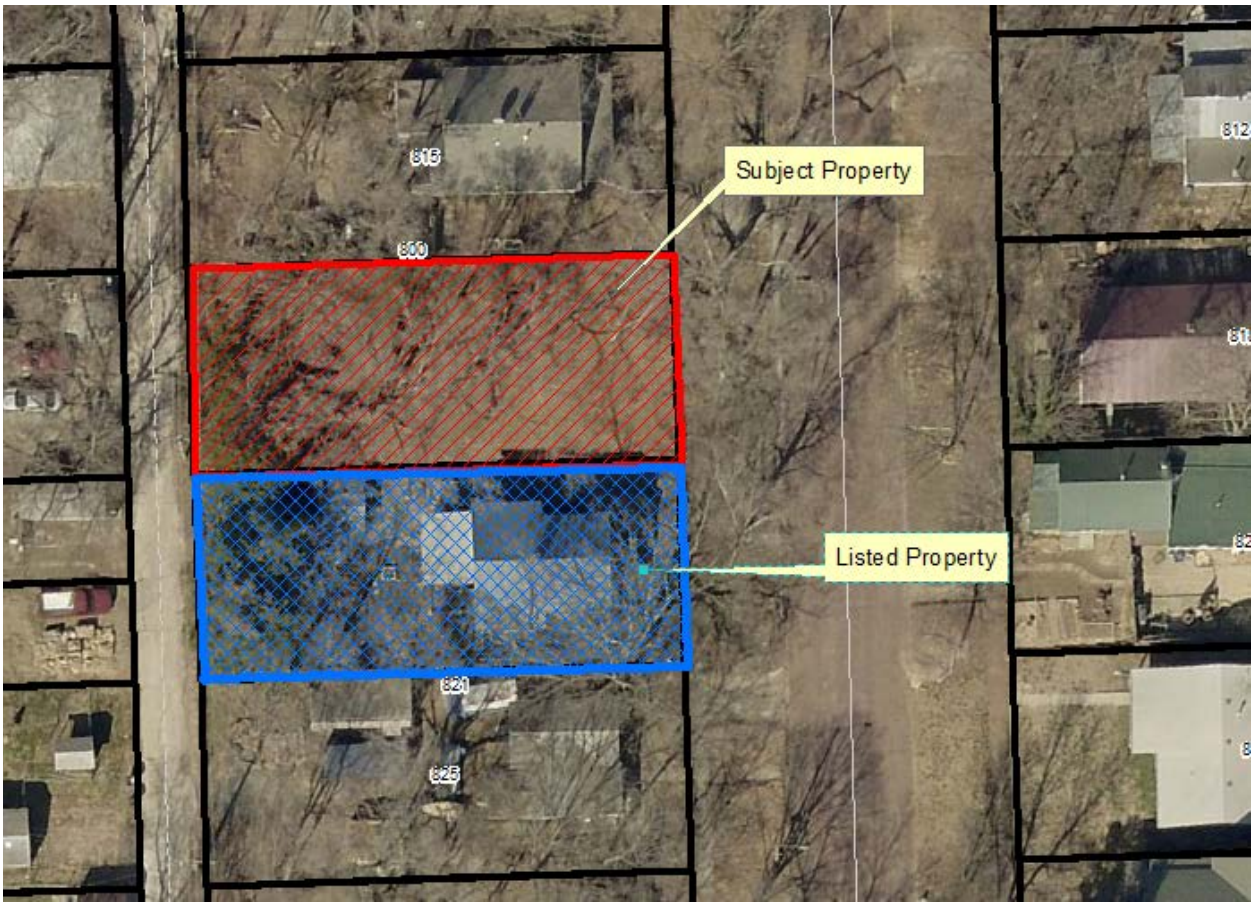
The primary structures in the area were constructed as early as 1860 and one as late as 1991. The 1991 house is an anomaly as all of the other houses in the 800 block were constructed prior to 1910 with the exception of one house constructed c. 1927. Fifteen of the houses in the block were constructed c. 1900 or before. The architectural styles in the block are vernacular with some having Queen Anne and Craftsman detailing. The sizes of the primary structures in the block vary and living areas range from 504 square feet to 2,450 square feet. The average size in the block is 1,210 square feet. The height of the structures also varies as do the setbacks for the primary structures. Most of the parcel sizes in the block with the exception of the 313 E 8th Street and 800 New York Street are the size of the originally platted lots.

Project Review

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.

In addition to review by 22-505, the proposed alterations and new construction should be reviewed using the design criteria in 22-506 and 22-506.1. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for new construction. Identified criteria for new construction includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission. New buildings should not duplicate older styles of architecture but should be compatible with the architecture within the district and according to Chapter 22, the exterior design, materials, and color should be in “harmony” with neighboring structures.

The proposed project is located in the environs of the Manter House. The new structure will be adjacent to the listed property on the north.



Staff is of the opinion the proposed structure meets most of the guidelines for review and embraces some of the patterns in the environs of the listed property. It is sensitive to the characteristic massing as seen from the public right-of-way, scale from the public right-of-way, roof shapes, materials, elevated platform, and directional expressions found in the environs. The only concerns for staff are the attached garage and the fenestration pattern on the north elevation.

Attached Garage

Attached garages are not typical in the environs of the listed property. Most of the structures in the environs and in the block have detached garages or storage buildings. Attached garages are a suburban form created after the increase in automobile ownership and use. This suburban form did not transfer to the majority of the structures in the historic areas of East Lawrence. While attached garages do exist in the historic area, they are primarily associated with new construction or dated post 1950.

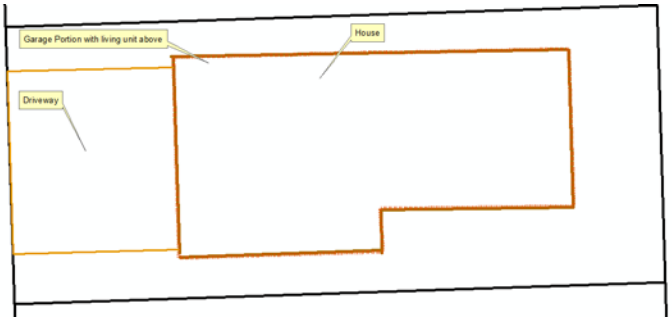
Staff does not recommend attached garages in the environs of a listed property. Garages that are attached typically increase both the footprint of the primary structure and create a loss of rear yard green space thus disrupting the spacial relationships in the environs. This proposed project will remove all of the rear yard green space for the associated driveway with the exception of a small area to both sides of the driveway for a total of approximately 336 square feet. This driveway will

disrupt the rear yard green space rhythm that is dominate in the environs of the listed property.

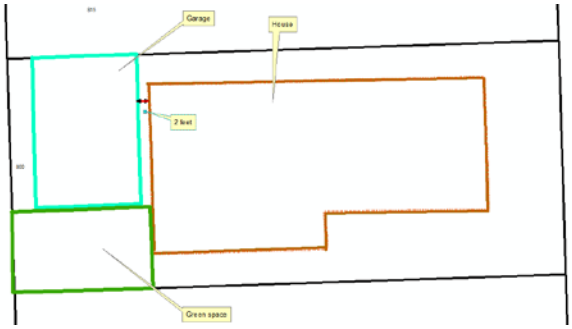
Staff recommends that garages are placed in the typical location adjacent to the alley. In recent HRC approvals, this location has been approved with a type of breezeway to accommodate a covered path to the primary structure. It should be noted, however, that connections from the accessory structure to the primary structure will create the need for a zoning variance for the rear yard setback.

Staff is sympathetic to the desire to have an attached garage for both convenience and universal design. However, these are not elements that are considered in a historic review by staff. The commission has approved attached garages in the past when other options were not available, the line of sight to the listed property was minimal, or the location of the project was in the outer most portions of the environs.

The garage portion of the project is located below the 2nd duplex unit. If the garage portion of the project was removed from the proposed design, the footprint of the structure would likely not significantly change because the 2nd duplex would then be placed at the ground level. If the unit were placed on the ground rather than above the garage, a three car garage could be placed adjacent to the alley but this would remove approximately the same amount of green space from the rear yard. However, the reduction in green space in this manner would allow for a concentrated green space area that would increase the overall compatibility of the structure by creating a rear yard similar to the spacial pattern of the environs of the listed property.



Proposed Design



Alternate Design

Fenestration Pattern on North Elevation

Fenestration patterns are character defining for structures both historic and new construction. The east elevation is a good example for a fenestration pattern in the environs of the listed structure. The majority of the south elevation is also compatible with the environs. Although the rear portion of the structure on the south elevation is not typical for the environs, it is at the rear of the structure and will not be highly visible from the public right-of-way. The upper portion of the west elevation is also acceptable.

The difficulty for staff is the lack of fenestration on the north elevation. While openings to the west

along this elevation are not critical for compatibility, openings on the first 30 or so feet of the structure are important for compatibility. Staff is of the opinion that a window can be added in the living room in the north east corner of the structure that could balance the existing window on the north elevation. The window could be placed approximately 10' back from the east wall plane to divide the overall blank space and create a pattern for this area of the structure. The addition of this window will create a new exterior pattern that is more compatible with the environs of the listed property.

E. STAFF RECOMMENDATION

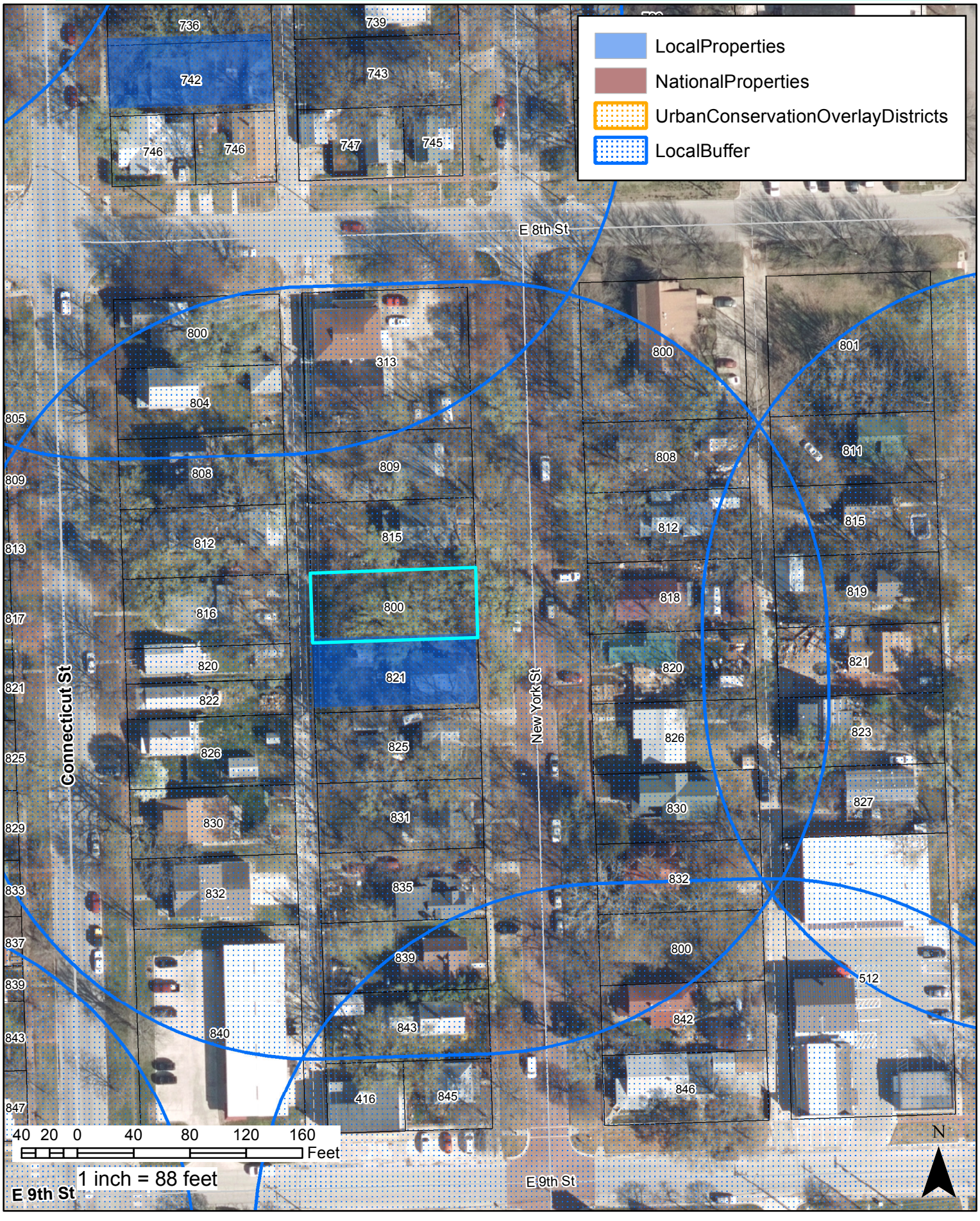
Staff recommends the commission discuss opportunities and challenges for the attached garage and the fenestration pattern for the north elevation.

If the commission is satisfied with the outcome of the discussion, staff recommends the commission find:
In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, the Commission approves the Certificate of Appropriateness and makes the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Staff also recommends the Commission direct the Historic Resources Administrator to review any proposed changes to the project and evaluate if the changes are significant or do not substantially comply with the approved project and the standards in Chapter 22. If the changes are minor in nature and meet the standards in Chapter 22, the Commission directs staff to review the changes at an administrative level.

If the commission is not satisfied with the outcome of the discussion, staff recommends the commission refer the project to the Architectural Review Committee.

817 New York Street



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner
Date
Date Received

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

www.lawrenceks.org/pds

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

RECEIVED
DEC 09 2016
City County Planning Office
Lawrence, Kansas

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 817 New York
Between 815 & 821 NY

Legal Description (*may be attached*) Lot 53 New York

OWNER INFORMATION

Name(s) Stanley Schaake

Contact " " Same

Address P.O. Bx 455

City Lawrence State Ks ZIP 66044

Phone (785) 841-0066 Fax (785) 331-4321

E-mail JanSchaake@gmail.com Cell Phone (785) 979 5078

APPLICANT/AGENT INFORMATION

Contact Same

Company Clouis Const. Inc

Address Same

City State ZIP

Phone (___) Fax (___)

E-mail Cell Phone (___)

Existing Zoning RM 24	Existing Land Use Vacant lot	Proposed Land Use Duplex	# of Buildings 1
Total site area 5850 ft	Existing Building Footprint 0	Proposed Building Footprint 2256 ft	Open Space Area 3594 ft
Existing Pavement Coverage 0	Proposed Pavement Coverage Driveway 986 ft sidewalk 400 ft		

Are you also submitting any of the following applications?

· Building Permit yes	· Site Plan Yes	· Special Use Permit	· Zoning Change
· Variance	· State or Federal Tax Credit Application	Other (specify)	

DR-16-00530

Property Address: 817 N. Y.

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

New Duplex, Wood frame, Back unit over garage
front unit w/ basement

Front unit	1928 sq ft
Back unit	965 sq ft

Please see my exterior specifications

Reason for Request: City Requirement
(Attach additional sheets if necessary)

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

Contact Mark Stogsdill

Company HM Architects

Address _____

City _____ State _____ ZIP _____

Phone (785) 842-0044 Fax (___) _____

E-mail _____ 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** available

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 Dec. 2016

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

7 December, 2016

Specifications for exterior of proposed house on lot 53 New York Street.

Siding---cement lap

Roof---"Heritage" style asphalt shingles

Windows---aluminum clad wood

Possible solar panels on south facing roofs

Wood porch posts.

Exterior doors---metal or fiberglass

Garage doors--- insulated metal

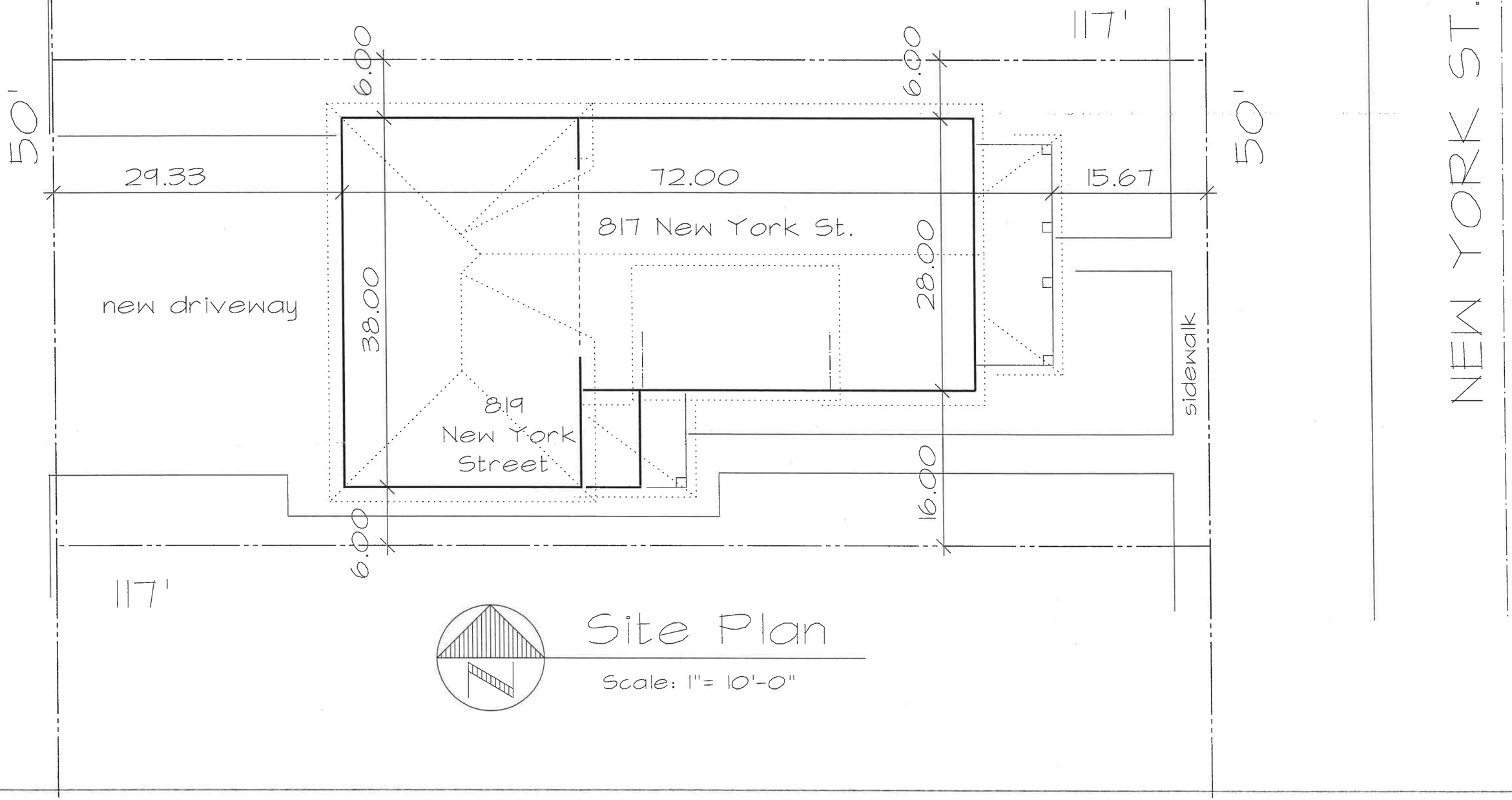
porches---concrete or wood

Submitted by; Jan Schaake at Clovis Construction Inc.

Legal Description:

Lot 53 New York Street in the City of Lawrence

Douglas, Co. KS. Original townsite 1870



Site Plan

Scale: 1"= 10'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

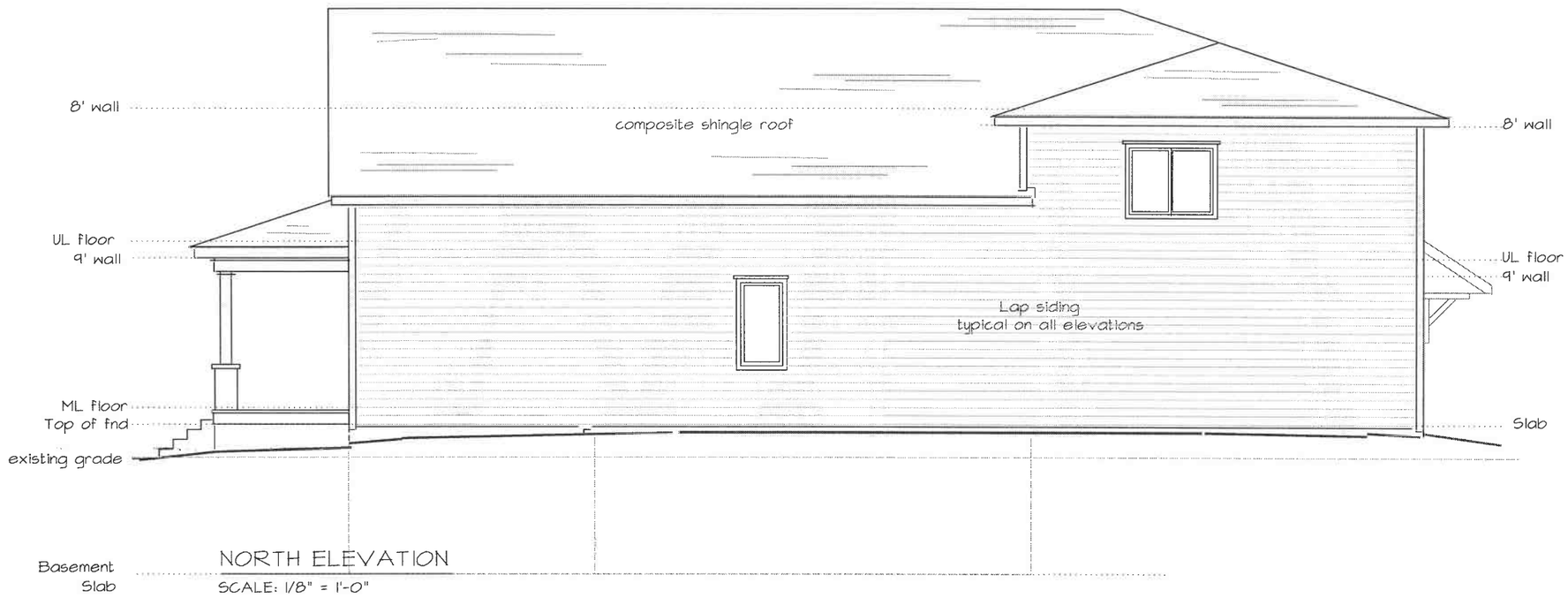
The East House Duplex

HMA Architects

development plans 12/8/16

EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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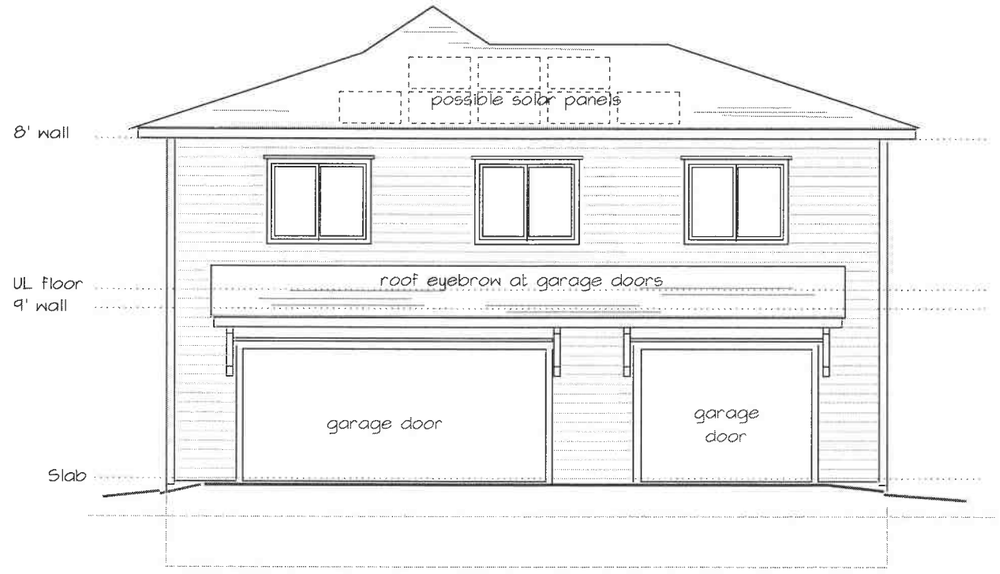
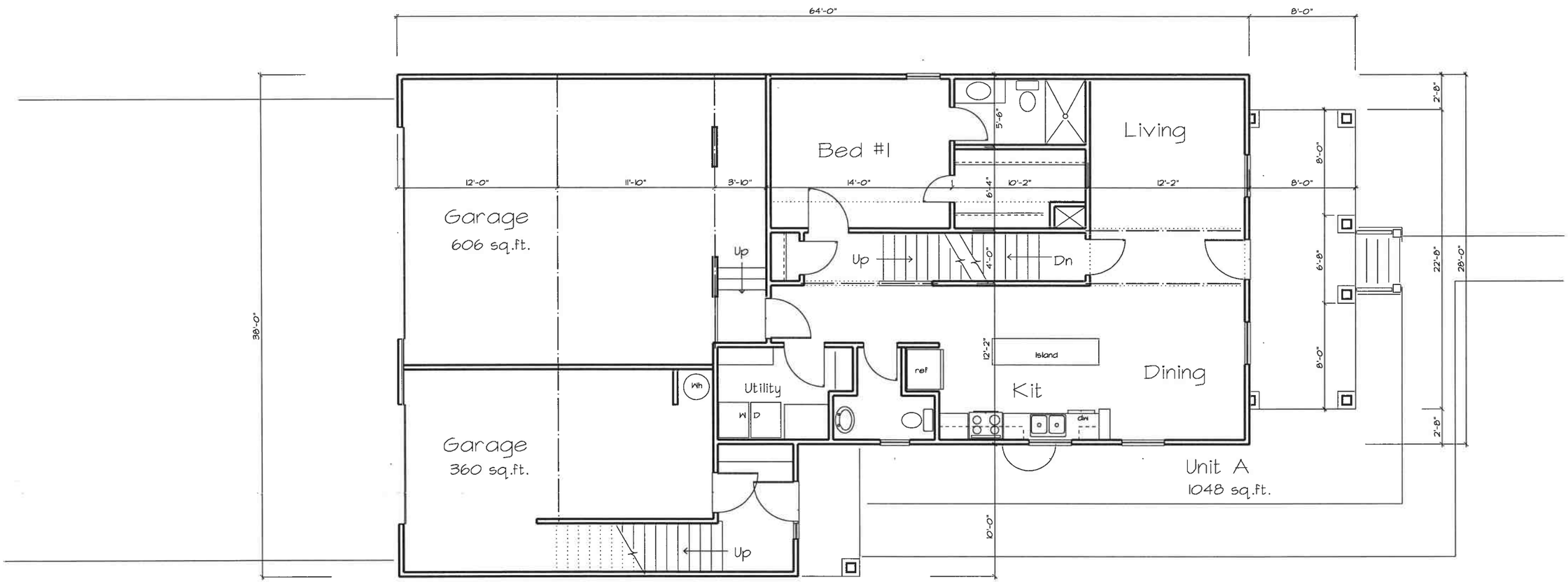


WEST ELEVATION

SCALE: 1/8" = 1'-0"



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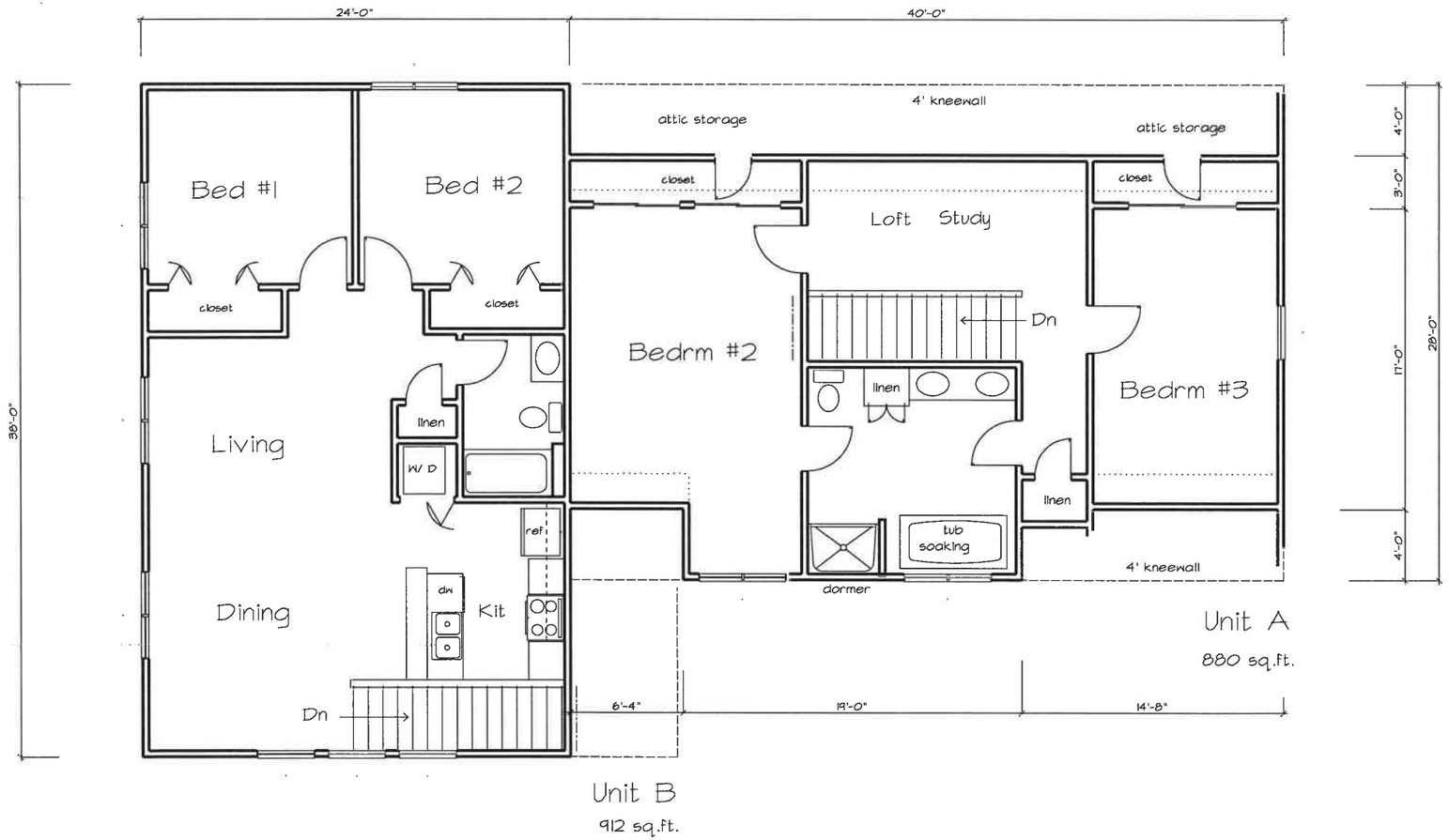
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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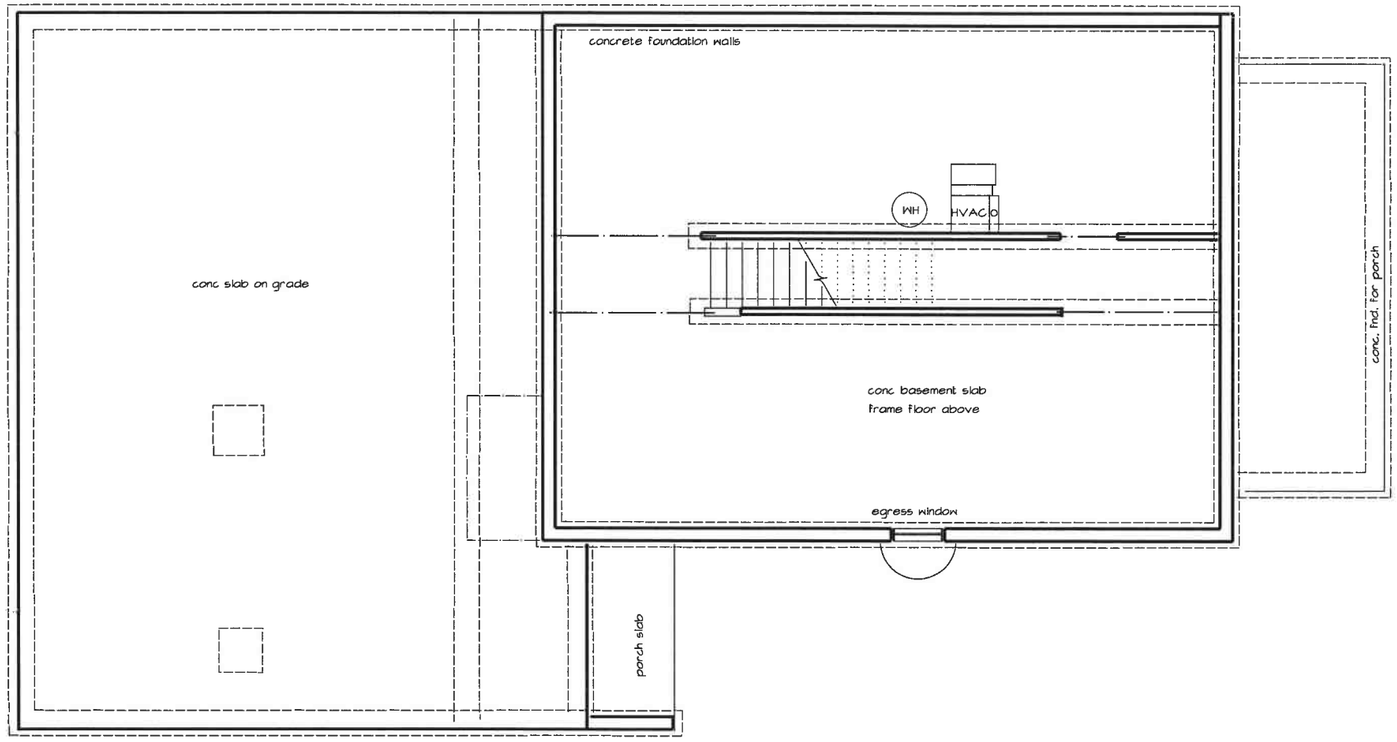
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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BASEMENT PLAN

SCALE: 1/8" = 1'-0"

Memorandum
City of Lawrence
Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: January 12, 2017
RE: Agenda Item No. 6 – DR-16-00530 817 New York Street; New Residential Construction

Background

The application for the proposed new construction at 817 New York Street was submitted on December 9, 2016. This application was submitted previous to the December 12, 2016 submission deadline to be placed on the January 19, 2017 agenda. The application was a complete application and included materials and drawings.

Staff evaluated the December 9th submitted drawings and prepared a staff report based on the December 9th drawings. This staff report is included in this January 19, 2017 packet.

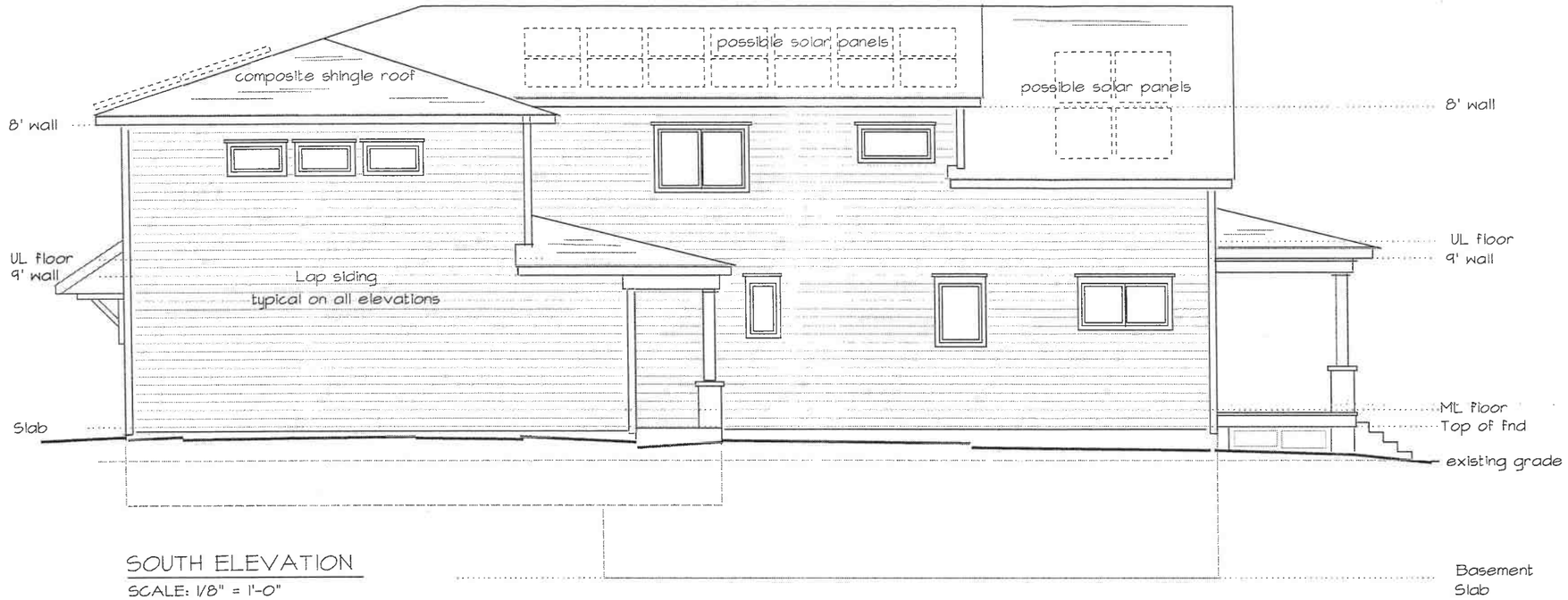
The applicant submitted new drawings for the project on January 11, 2017. The new drawings show changes to the fenestration of all elevations, primarily window sizes. The revised drawings also show a change to the roof.

Staff is of the opinion that the proposed alterations to the original plans are not minor alterations and should be evaluated by staff or the Architectural Review Committee prior to the determination by the Historic Resources Commission.

Staff Recommendation

Staff is not prepared to make a recommendation on the revised plans submitted on January 11, 2017.

Because staff has not had the opportunity to review the revised plans, staff recommends the project be deferred to the February 16, 2017 Historic Resources Commission meeting.



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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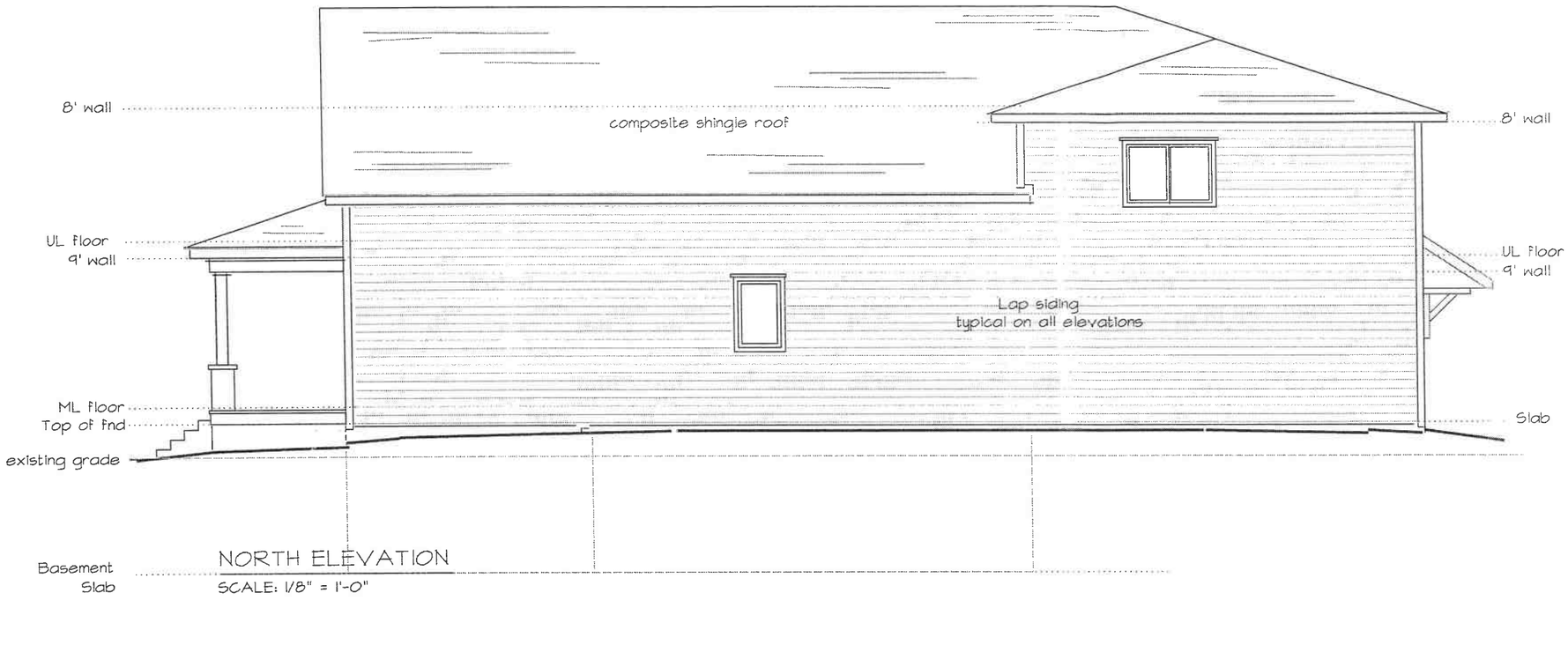
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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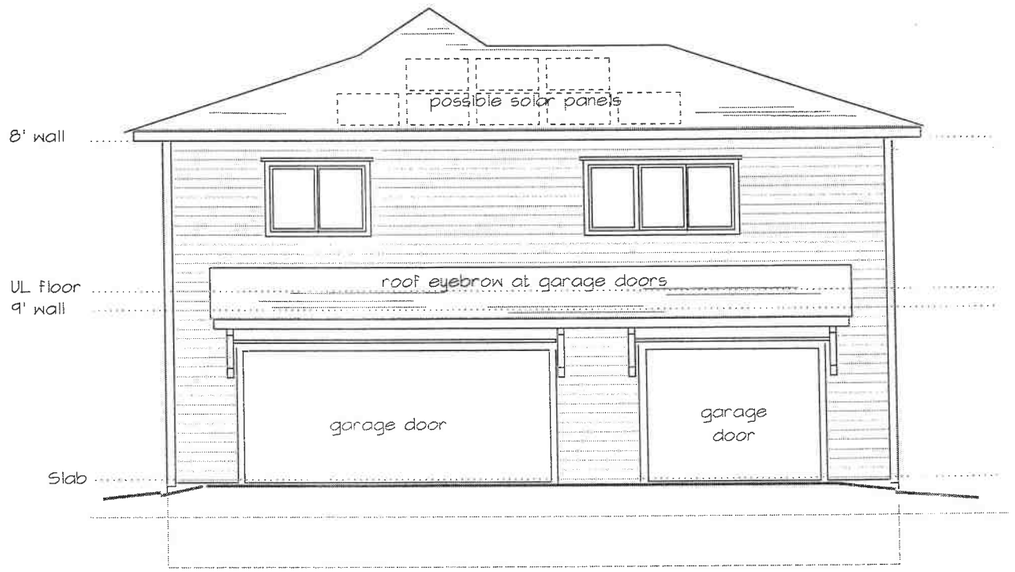
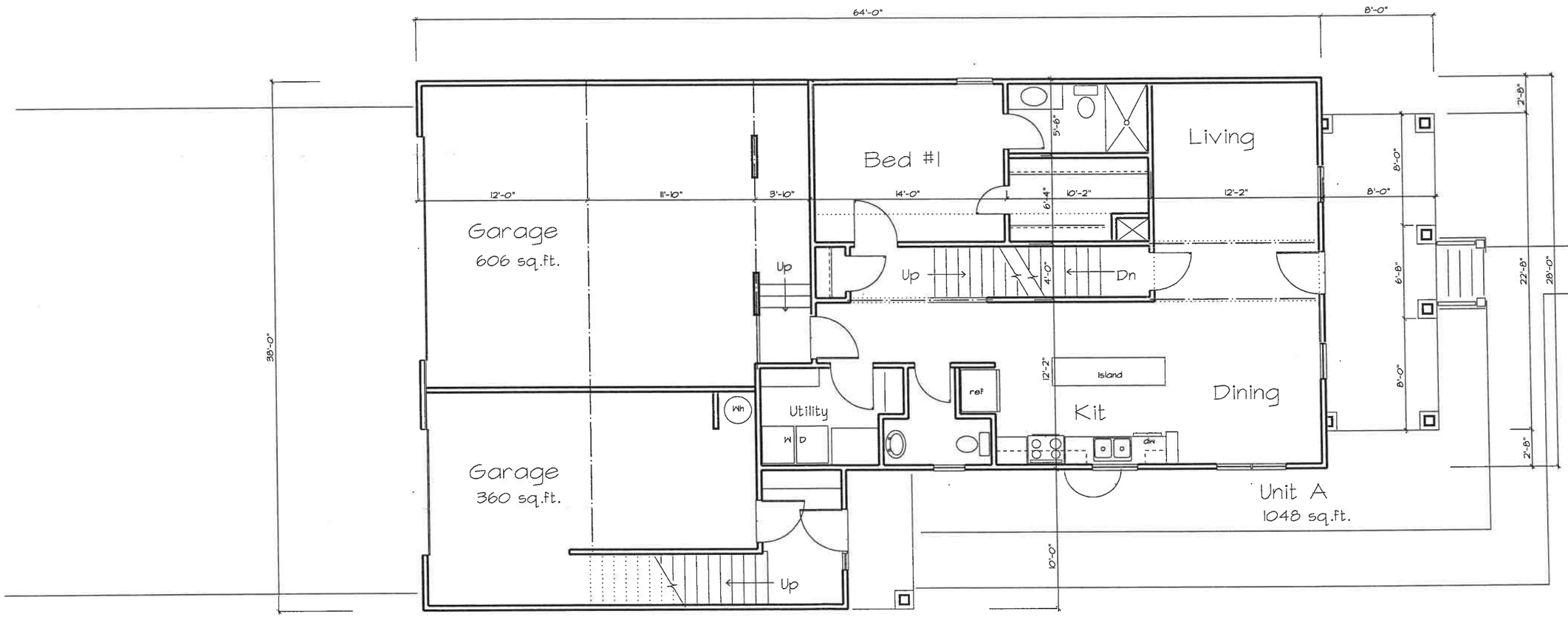


WEST ELEVATION

SCALE: 1/8" = 1'-0"



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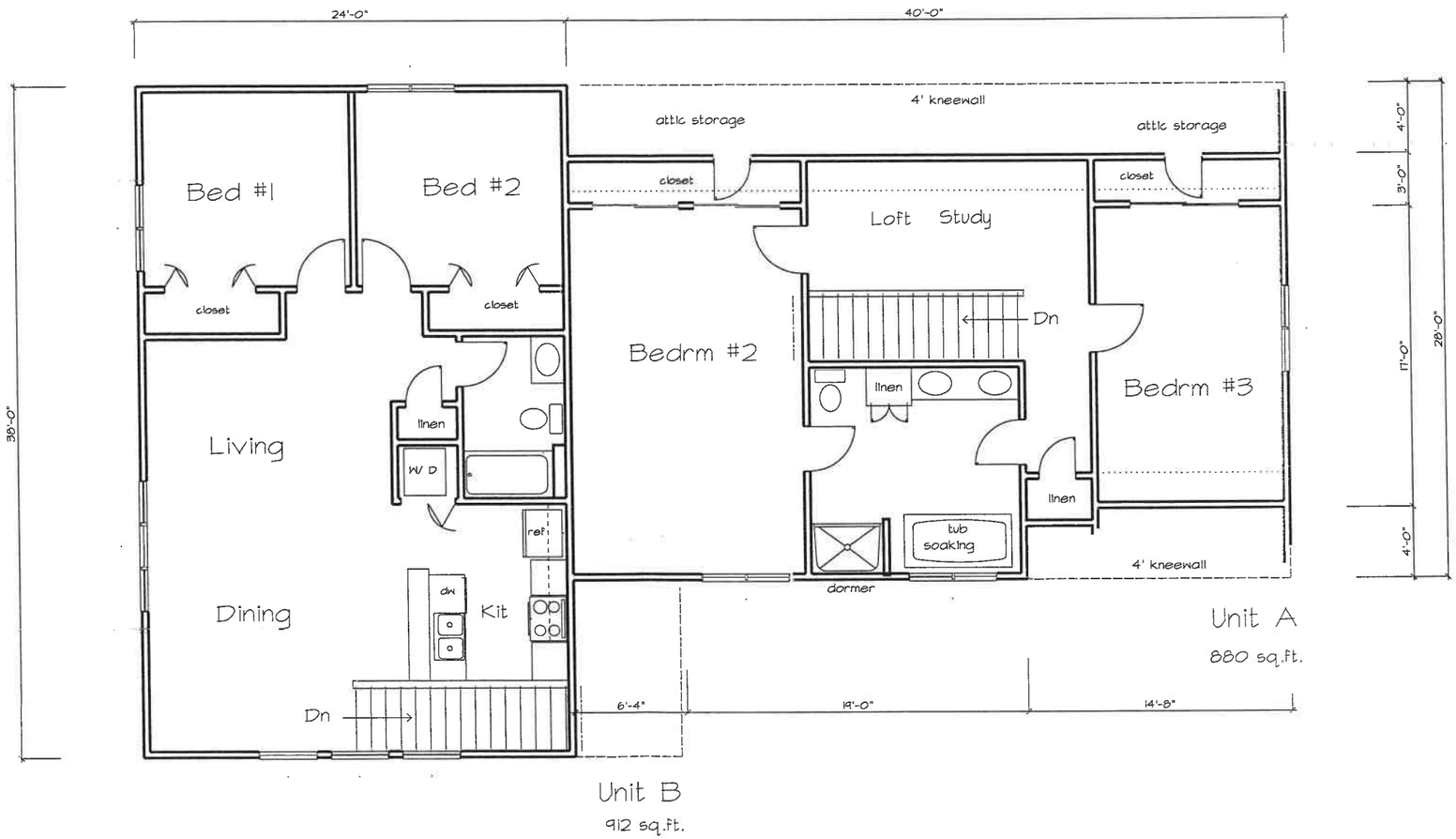
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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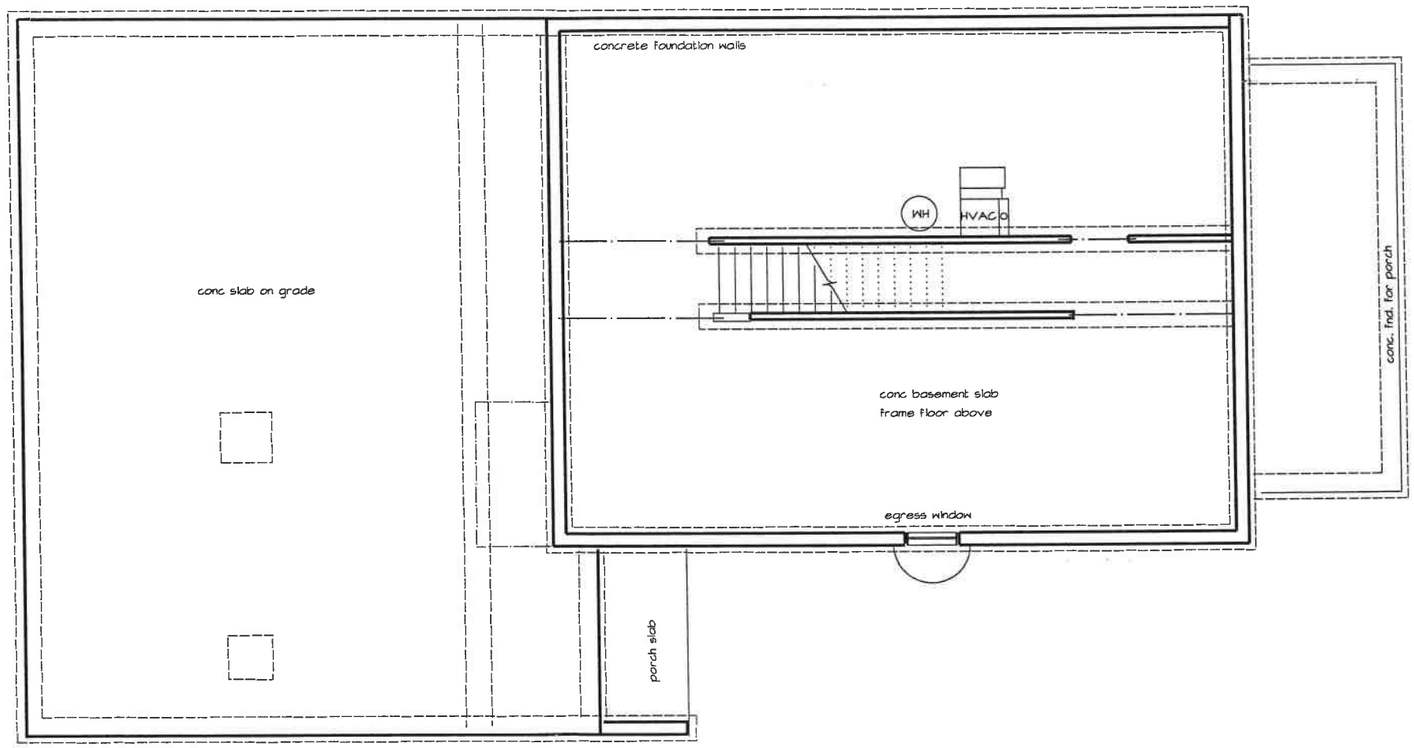
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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BASEMENT PLAN

SCALE: 1/8" = 1'-0"