



# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA FOR **JULY 18, 2019**  
CITY HALL, 6 E 6<sup>TH</sup> STREET  
**6:00 PM**

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

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**ITEM NO. 1: COMMUNICATIONS**

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

**ITEM NO. 2: CONSENT AGENDA**

Administrative Approvals

- 1. DR-19-00016 623 Vermont Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines
- 2. DR-19-00320 745 Vermont Street; I/I Permit; State Law Review
- 3. DR-19-00321 1501 New Hampshire Street; Commercial Remodel; Certificate of Appropriateness
- 4. DR-19-00322 808 Alabama Street; Residential Remodel; Certificate of Appropriateness
- 5. DR-19-00324 1901 Louisiana Street; Commercial Accessory Structure; Certificate of Appropriateness

**ITEM NO. 3: PUBLIC COMMENT**

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

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

**ITEM NO. 4:** DR-19-00007 (DR-19-00008, DR-19-00325) 901 Missouri Street; Demolition; Certificate of Appropriateness and Oread Design Guidelines. The property is located in the environs of the Johnson Block Historic District, Lawrence Register of Historic Places, and District 1 Low Density of the Oread Neighborhood Design Overlay District. Submitted by Paul Werner Architects for Cherry Hill Properties LLC, the property owner of record.

**ITEM NO. 5:** DR-19-00318 924 New Jersey Street; Demolition; Certificate of Appropriateness. The property is located in the environs of the Edmondson House (936 Pennsylvania Street), Lawrence Register of Historic Places. Submitted by Hugh F. Hines the property owner of record.

**ITEM NO. 6:** DR-19-00328 623 Vermont Street; Façade Changes; Certificate of Appropriateness and Downtown Design Guidelines. The property is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street), Lawrence Register of Historic Places. Submitted by Pete Sorrentino for Consolidated Properties Inc. of Lawrence.

**ITEM NO. 7: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since June 20, 2019.
- B. Review of any demolition permits received since June 20, 2019.
- C. Miscellaneous matters from City staff and Commission members.

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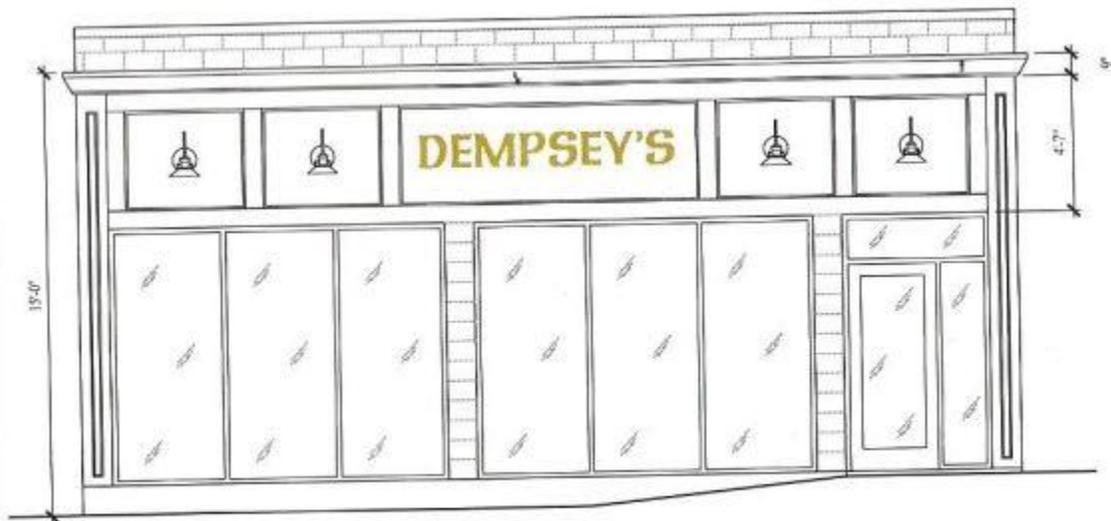
**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00016 623 Vermont Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines

**B. PROJECT DESCRIPTION**



proposed



One wall sign; Aluminum; Non-illuminated. 10.875 square feet.

Subject to the condition that the center of the letters must be the same distance from the top and bottom of the proposed sign area.

**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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-19-00320 745 Vermont 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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

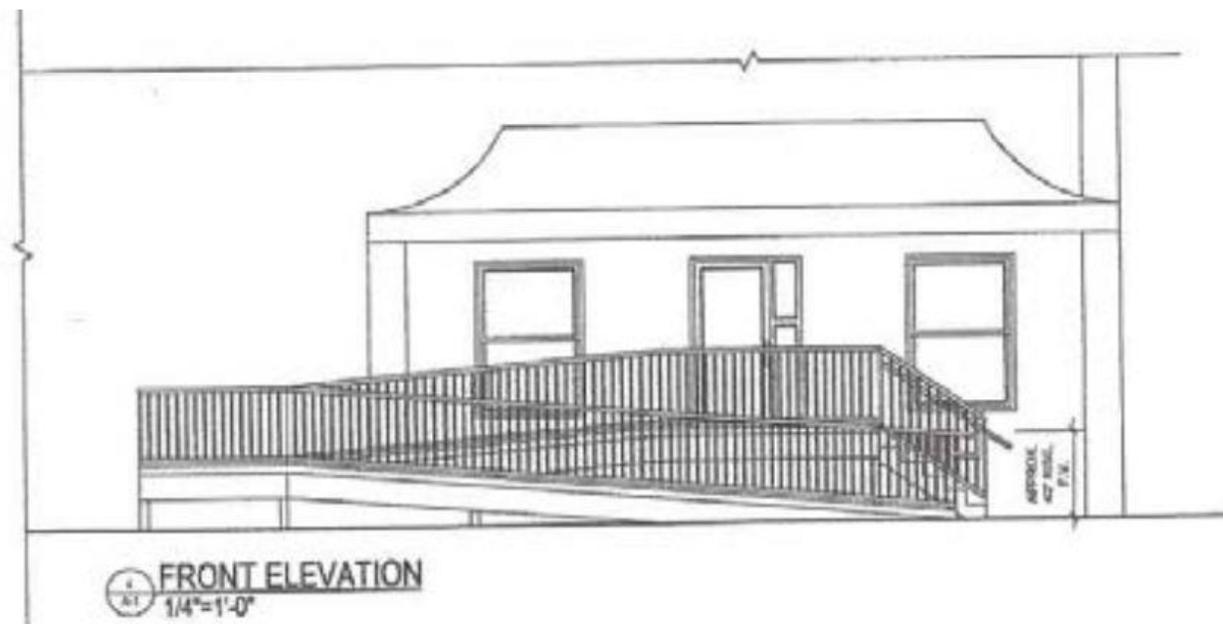
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**A. SUMMARY**

DR-19-00321 1501 New Hampshire Street; Commercial Remodel; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Replacement of the concrete ramp on the north elevation with a wooden ramp. The ramp footprint will not be changed.



**C. STANDARDS FOR REVIEW**

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

**D. STAFF DETERMINATION**

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

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

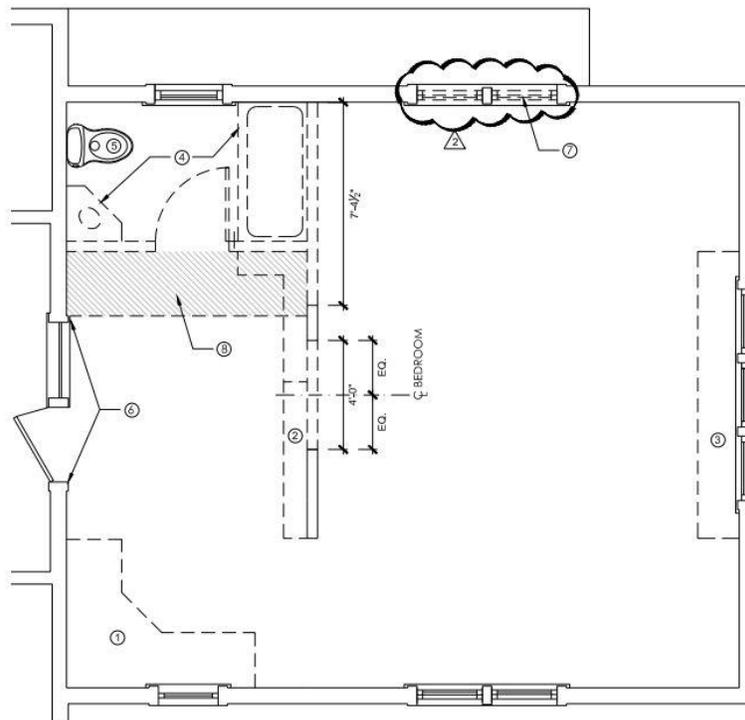
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**A. SUMMARY**

DR-19-00322 808 Alabama Street; Residential Remodel; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Removing two existing double hung windows on north façade. Replace with 2 new wood casement egress windows in the same opening. Painted wood trim to match existing interior and exterior.



**C. STANDARDS FOR REVIEW**

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

**D. STAFF DETERMINATION**

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

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

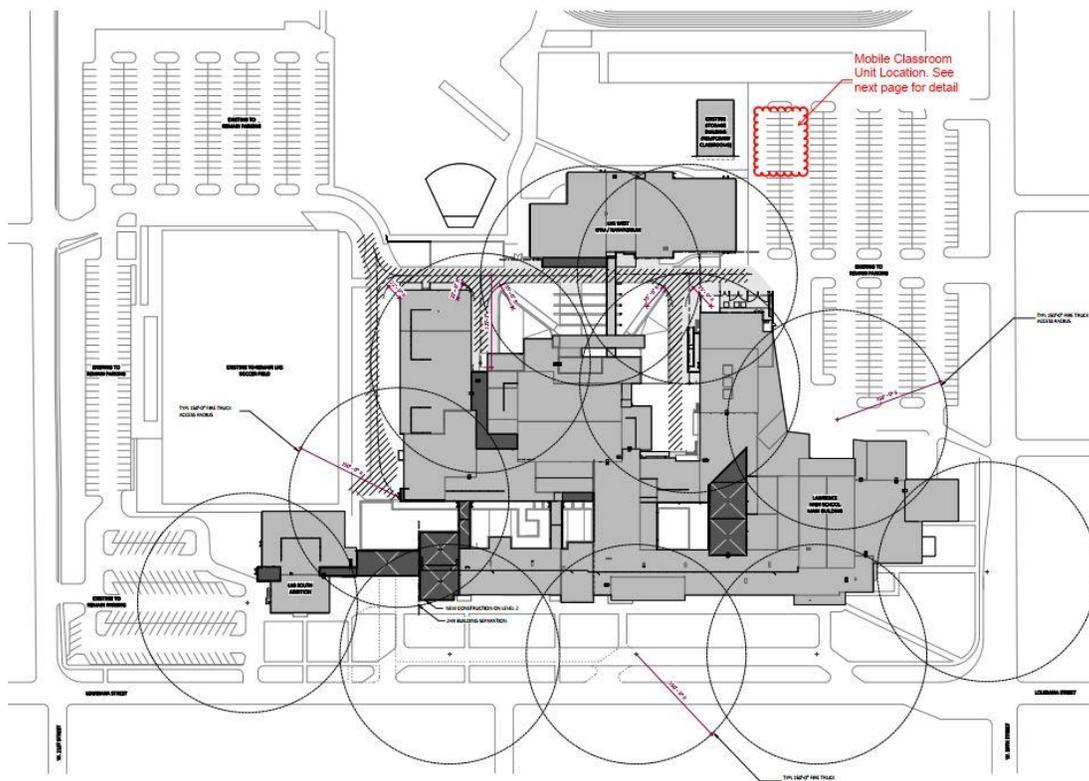
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**A. SUMMARY**

DR-19-00324 1901 Louisiana Street; Commercial Accessory Structure; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Temporary mobile classroom on site to accommodate construction 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.

<b>Lawrence Historic Resources Commission</b>	<b>Item No. 4</b>
901 Missouri Street	<b>DR-19-00007</b>
Demolition	7-18-2019

<p><b>Applicant</b> Paul Werner Architects for Cherry Hill Properties LLC, the property owner of record</p> <p><b>Standards for Review</b></p> <p>Chapter 22</p> <ul style="list-style-type: none"> <li>• Standard 2</li> <li>• Environs of Johnson Block Historic District</li> </ul> <p>Oread Neighborhood Design Guidelines</p> <p><b>Associated Cases</b> Demolition Permit</p>	<p><b>Request</b> The applicant proposes to demolish all of the structures located on the property at 901 Missouri Street. This includes a primary structure, a second residential structure, and an accessory structure.</p> <p><b>Reason for Request</b> The property is located in the environs of the Johnson Block Historic District, Lawrence Register of Historic Places, and District 1 Low Density of the Oread Neighborhood Design Overlay District.</p> <p><b>Staff Recommendation</b></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 or their environs and issue the Certificate of Appropriateness for the proposed project.</p> <p><u>Oread Neighborhood Design Guidelines Review</u> In accordance with Chapter 20-308(f)(3) of the City Code, using the Oread Neighborhood Design Guidelines staff recommends the Commission determine that the project, as proposed, meets these development and design standards.</p>
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**Project Description**

The applicant is requesting to demolish the three structures located on the property at 901 Missouri Street. The applicant has provided information that demonstrates that the properties are in poor condition. According to the applicant the structures have: poor condition of roof, front porch separation from house on primary structure, flashing and mortar issues at the chimney on the primary structure, overall poor condition of the siding and trim, broken and poor condition of windows and doors, failure of front porch structure, poor condition of basement walls with major settlement throughout including bowed walls. The ceiling in the basement shows where additional posts and beams have been added to shore the existing ceiling. There are no functional utilities in the structures.

According to the applicant the accessory structure foundation has failed where it existed and the framing is in poor condition.

## **Project Review**

The primary structure located at 901 Missouri Street was constructed c. 1890 according to the Douglas County Appraiser's Office. The second residential structure was constructed c. 1960 according to the Appraiser's Office. The primary structure is currently an "L" form and because of alterations it is difficult to tell which portion of the "L" was constructed as the original portion of the structure or if they were constructed at the same time. Architectural details indicate that the original portion may have been the east/west portion of the structure. The structure is clad with wood lap siding and has an asphalt shingle roof. There are decorative shingles in the gable end of the north/south portion of the structure. There is an exterior brick chimney on the east side of the structure. An altered porch is located in the corner of the "L." The structure is in poor condition.

The c. 1960 structure is clad with board and baton siding. There are no significant architectural details on the structure. The structure is in very poor condition.

The garage structure is not dated by the county but is historic. It is a simple wood frame structure with wood lap siding. The structure is in fair to poor condition.

The current project is a request to demolish all existing structures.

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 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. Staff rarely recommends demolition of primary structures. Historically, the primary structure on this site contributed to the environs of the listed property and to the character of the overlay district. The scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry of the structure continue to contribute to the environs of the listed property and the character of the overlay district. The second residential structure, however, does not contribute to the character of the environs of the Johnson Block Historic District nor is it character-defining for the Oread Neighborhood Design Overlay District. The garage contributes to both the environs and the overlay district.

The poor condition of these structures can be attributed to the neglected and deferred maintenance and care of the structures. The decline of the structures has been ongoing for some time. 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." The structures located at 901 Missouri are textbook examples of this definition.

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. In addition to the applicant's information, the Building Codes Administrator made a site visit to the structures and found them to be unsafe and dangerous, and worthy of demolition. The Building Code Administrator did not review the interior

of the structures. Historic Resources staff has not reviewed the interior of the structures. Upon visual inspection of the secondary residential structure, staff concurs with the applicant and the Building Code Administrator that the structure should be demolished. Without a visual inspection of the interior of the primary structure, staff concurs with the applicant and the Building Code Administrator that the primary structure should be demolished based on the evidence visible from the exterior of the structure. The accessory structure could be rehabilitated, but it would require lifting the structure for a new foundation and carefully removing the racking of the structure that could be difficult due to the existing condition of some of the wood framing.

### Certificate of Appropriateness

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

The proposed project is located in the environs of the Johnson Block Historic District. Standard 2 applies to the project. Standard 2 speaks to distinguishing original qualities or character of the environment not being destroyed. The removal of the primary structure at 901 Missouri Street may destroy a character defining element of the environment of the Johnson Block Historic District. However, while the structure has been part of the district environment since the development of the structures in the district, it has been altered and may no longer be character-defining. While it may not be character-defining, the associated patterns created by the structure are important. Without a replacement structure, the demolition of the structures at 901 Missouri Street remove percentage of building coverage on the site and setbacks created by structure. The second residential structure does not contribute to this pattern and is not part of the original quality or character of the environment of the district.

Although the demolition of the primary structure will remove part of the character of the environment of the listed property, the structure is no longer character defining for the environs because of its alterations and condition and the removal of the structure does not encroach upon, damage, or destroy the district.

Staff is of the opinion that the removal of the three structures located at 901 Missouri Street will not encroach upon, damage, or destroy the listed historic district because they are not character-defining because of alterations and deterioration.

### 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.

When identifying character-defining structures, architectural integrity and condition must also be a part of the analysis in addition to the architectural style and age of a structure. The location and date of construction should also be considered if the character-defining status is being considered as part of a group setting.

Using these criteria, the second residential structure located at 901 Missouri Street is not character-defining and is not subject to guidelines D1 to D6. However, because the structure is over 50 years old, the Historic Resources Commission must use the Secretary of the Interior’s Standards to make a determination on demolition. The Secretary of the Interior’s Standards also uses character-defining features and elements to make evaluations. Because the structure is not character-defining, the standards do not recommend that it be retained.

The primary structure and the garage are more challenging to make character-defining determinations. The condition of the structures and the alterations of the primary structure may cause the structures to be considered non character-defining. Because the structures have been determined to be unsafe and dangerous, the commission may consider this in the evaluation of the contributing status of the structures. The applicant and the Building Code Administrator have submitted information that concludes the buildings should be demolished.

If the buildings are approved to be demolished, a replacement plan should be approved as part of the demolition approval. No replacement plan has been submitted as part of the proposed project. The applicant has indicated that they will submit a project in the future, but they would like to remove the structures now because they are unsafe and dangerous. Any new construction plans shall be submitted for reviewed by the HRC. The new construction will require a Certificate of Appropriateness and review by the Historic Resources Commission. New construction will be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) provides review criteria for 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 new construction will also require review using the applicable guidelines in the Oread Neighborhood Design Guidelines.

Staff is of the opinion that the current condition of the primary structure with its alterations renders it non-contributing to the overlay district. While rehabilitation could change the status of the structure to contributing, it is unknown how much original material could actually be salvaged as part of a rehabilitation project. Similarly, the accessory structure could be rehabilitated, but the rehabilitated structure may have the majority of its members new construction.

## STANDARDS FOR REVIEW

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

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

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

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

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

*on conceptual designs or the availability of different architectural elements from other buildings or structures;*

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

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

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

### Environs for Johnson Block Historic District

The Environs of the Johnson Block Historic District have had minimal change from the historic period. The characteristic residential patterns of size, scale, massing, materials, setbacks, building orientation, and height have not been altered. The grid street pattern also continues to exist. The primary focus of review is to maintain the residential character and forms of the environs. The environs will be one area and the following standards should be applied:

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator if the project meets the intent of the Secretary of the Interior's Standards for Rehabilitation and the Criteria set forth in 22-505, 22-506, and 22-506.1. All design elements are important.

Major projects (major additions, new infill construction, major alterations, roof changes, demolition, etc.,) will 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's Standards for Rehabilitation and the Criteria set forth in 22-505, 22-506, and 22-506.1. Main structure demolitions should only be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

# Johnson Block Historic District



## **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.



Pre-Application Meeting Required  
Planner \_\_\_\_\_  
Date \_\_\_\_\_  
Date Received \_\_\_\_\_

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

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

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

## DESIGN REVIEW APPLICATION

### PROPERTY INFORMATION

Address of Property 901 Missouri  
Legal Description (may be attached) Sinclair's Addition, Block 21, Lot 1, Lawrence, Douglas County, Kansas

### OWNER INFORMATION

Name(s) Cherry Hill Properties LLC  
Contact Bill Schulteis  
Address 4716 Killarney Circle  
City Lawrence State Kansas ZIP 66047  
Phone (785) 766-6217 Fax (\_\_\_\_)  
E-mail bschulteis@sunflower.com Cell Phone (\_\_\_\_)

### APPLICANT/AGENT INFORMATION

Contact Paul Werner  
Company Paul Werner Architects  
Address 123 W 8th Street, Suite B2  
City Lawrence State Kansas ZIP 66044  
Phone (785) 832-0804 Fax (\_\_\_\_)  
E-mail paulw@paulwernerarchitects.com Cell Phone (785) 979-2243

Existing Zoning RM12D-UC	Existing Land Use Multi-Family	Proposed Land Use Single Family	# of Buildings 3
Total site area 5850 sqft	Existing Building Footprint 1257 sqft	Proposed Building Footprint TBD	Open Space Area 4486 sqft
Existing Pavement Coverage 107 sqft	Proposed Pavement Coverage TBD		

**Are you also submitting any of the following applications?**

- |                   |                                           |                      |                 |
|-------------------|-------------------------------------------|----------------------|-----------------|
| • Building Permit | • Site Plan                               | • Special Use Permit | • Zoning Change |
| • Variance        | • State or Federal Tax Credit Application | Other (specify)      |                 |

**Property**  
**Address:** 901 Missouri

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

Please see attached memo.

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

Please see attached memo.

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

Contact Paul Werner  
Company Paul Werner Architects  
Address 123 W 8th Street, Suite B2  
City Lawrence State Kansas ZIP \_\_\_\_\_  
Phone ( 785 ) 832-0804 Fax ( \_\_\_\_\_ )  
E-mail paulw@paulwernerarchitects.com Cell ( 785 ) 979-2243

**REQUIRED ATTACHMENTS:**

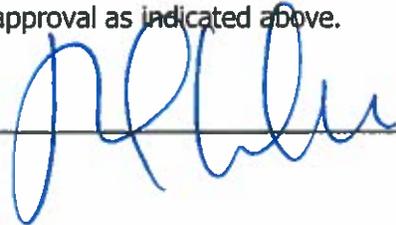
- Photographs of existing structure and site
- Scaled or dimensioned site plan with a graphic/bar scale
- Scaled elevation drawings with a graphic/bar scale
- Scaled or dimensioned floor plans with a graphic/bar scale
- Materials list
- Digital copy of application materials

**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

6/17/2019

Date \_\_\_\_\_

Date \_\_\_\_\_

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

**paulwerner**  
ARCHITECTS

**MEMORANDUM**

TO : Lynne Zollner & HRC  
CC : Bill Schulteis  
FROM : Paul Werner  
RE : 901 Missouri  
DATE : June 10, 2019

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Please consider the following information in regards to 901 Missouri.

***Application:***

This application is for the HRC to consider and approve the demolition of three structures currently located at 901 Missouri. In the flowing months an application for the construction of a new single-family dwelling will be submitted for review and approval.

***Written Description of Project:***

The project currently proposed is to remove the unstable structures located at 901 Missouri before one or more of them collapse.

It should be clearly noted that the current owner of the property is not responsible for the condition of these structures. The property was purchased from a foreclosure auction. The owner has proposed several alternatives for this property to the planning department, however no viable projects could be agreed upon except that a single family home is allowed.

The planning department has stated that the only project they will allow on this site is a single-family residence. The owner of the property, as well as our firm, do not take demolition lightly, but with the planning department's final decision, the owner sees no other viable alternative than to move forward with demolition of the existing structures and proceed with new construction of a single-family home.

***Drawings:***

We are confident that our firm will be able to design a new single-family structure meeting the Oread Design Guidelines, and the HRC requirements for properties in the environs of a historical property or district. We would hope to submit those drawings in the following month or two.

***Site plan:***

I have attached a plot plan showing the approximate locations of the current structures.

***Photographs:***

I have attached exterior photos of the existing structures.

I can provide additional interior photos of the 'house' if needed. The interior photos originally taken have been misplaced, but will be provided. However, it should be noted that there are really no redeeming historical conditions or materials remaining in the structure. All the doors have been removed; windows replaced or pieced together, etc. The blue structure is not salvageable.

The Chief Building Inspector has toured the structures, and I believe he has a report for the board on his option of the structures.

I believe Staff has toured the structures from the exterior. If further inspection is warranted, I can assist in setting that up.

The attached photos present a picture of structures that have deteriorated significantly and show their condition.

***The Garage:***

The garage is built as they typically were almost a hundred years ago. No footing, or minimal footing, 2 x 4's on 24" centers, minimal ridge beam. The ridge shows the sagging and the tilt of the overall structure. The garage doors had to be removed due to the homeless using this as a place to live, and starting fires for warmth. The garage is located in the only 'legal' place that parking is allowed on this lot. With no consideration for when these structures were originally built from the planning department, this is the only location that parking is allowed, adding it is obviously the wrong size to actually count it as a

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parking space, if it were saved. Considering its location, condition, and usefulness, it seems this structure is no longer viable.

***The Blue Structure:***

I believe the HRC has already determined that there is no significance to this structure whatsoever. Considering that planning does not believe it should even be there, its demolition should not be an issue. It certainly has no historical significance we can think of. The planning department thinks this may have been built in the 1960s without a permit.

***The Main Structure:***

The pictures show significant failure of the structure in several ways. One of the main issues is obviously the foundation. In our opinion, the foundation needs to be replaced in its entirety. The offsets in the house show how not only the foundation has deteriorated, but the different sections of the house are pulling apart from each other. If someone were to have the discussion of what saving this structure looks like it would start with jacking up this structure and replacing the entire foundation. Beyond the foundation there are significant structural damage in headers, beams - roof supports all stemming from structural failures, broken windows and doors, and the fact the structure was left vacant and unkept for years before my client purchased it at auction.

With its viability gone there are no redeeming qualities of historic fabric left. When the only legally allowed use on this lot is ONE single family residence it helps make the decision of demolition easier. These structures are not in a historic district, they are not deemed to be historical properties on their own and currently present a blighted corner that the owner is trying to improve and the neighbors want to see improvement as well. That improvement involves the construction of a new single-family structure meeting the design guidelines as required by the City of Lawrence.

***Repair vs Replacement Costs:***

***Replacement:***

Based on similar NEW projects we have completed in the area we would anticipate costs of \$96 to \$110 / per square foot. This would get the current owner and the potential new owner, if he was to sell this property, a new, up to

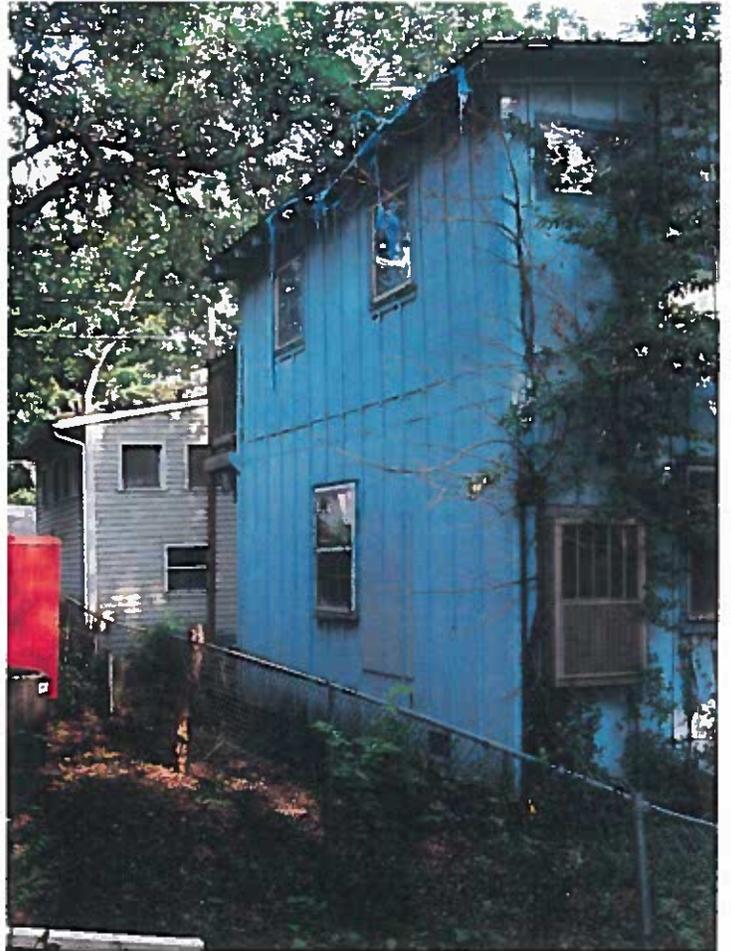
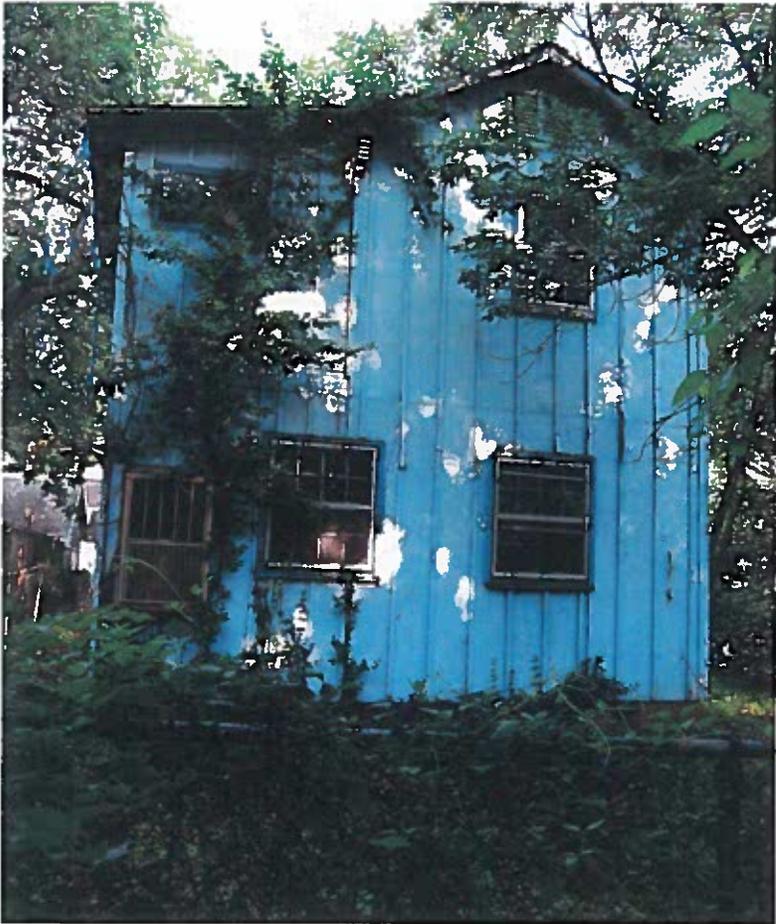
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date, energy efficient single-family home close to campus and the downtown area.

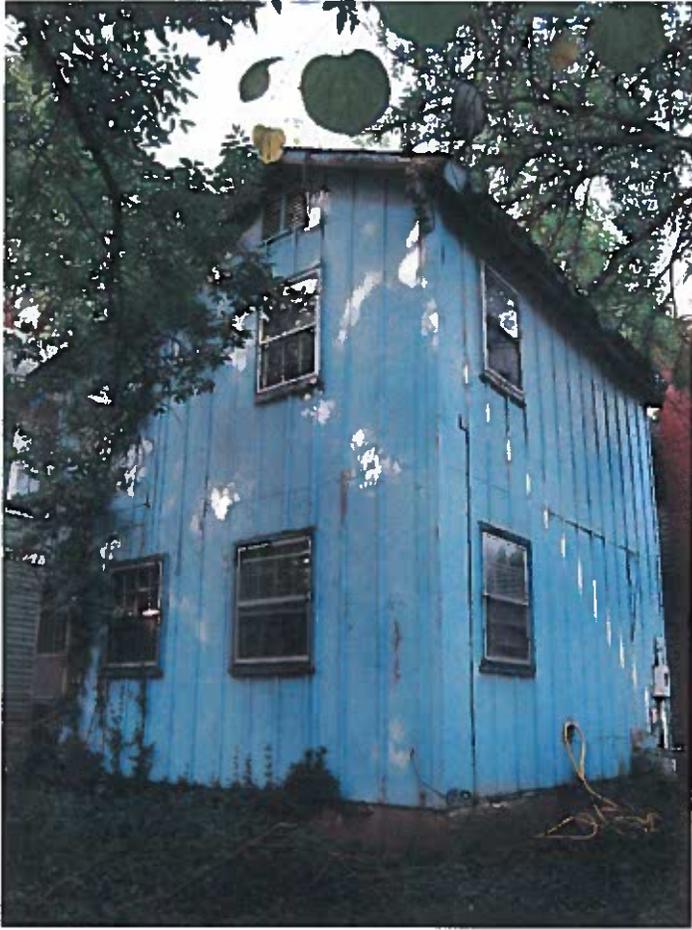
***Repair:***

Renovating these structures is always more expensive than starting new. As stated earlier this structure would need a new foundation. A new foundation involves running steel beams under the house, lifting it, and then supporting that house while the foundation is replaced. Once the existing foundation is removed a new foundation is placed beneath the structure, while the house remains in the air. All of this is timely and costly, and even more difficult on a small lot. The added issue with the renovation is you are not getting a lot of value for the money when complete. The older houses we have renovated and fixed in Oread, and there are numerous, all wound up with at least 6 bedrooms, some as large as 12. The larger bedroom count helps the owner justify the added expense of renovation. One other disadvantage of renovation is the rooms on the existing structure are very small by today's standards. The appraisers like to call this 'functionally obsolete'. In this case this structure would require a full renovation which we should expect to pay at least \$150/ per square foot, if not \$170, ***in addition*** to the costs associated with the new foundation. This project would also require some new construction to make it more viable and desirable to renters or buyers. When all is said and done you would have a marginally useful basement due to its size, some old, some new and issues with ceilings heights and room sizes, etc.

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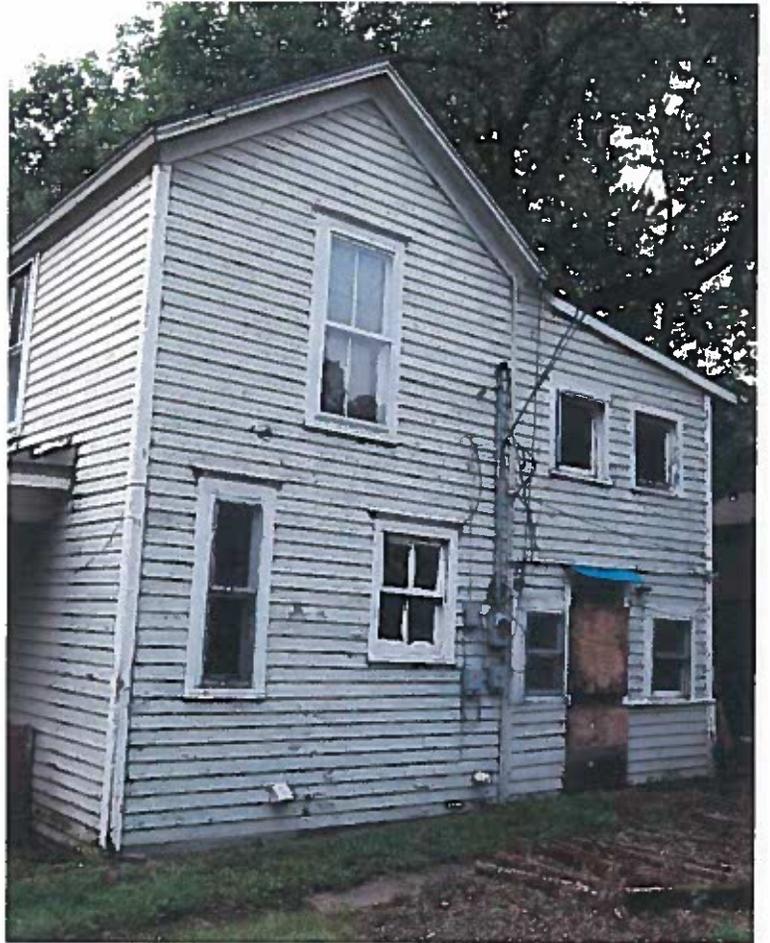


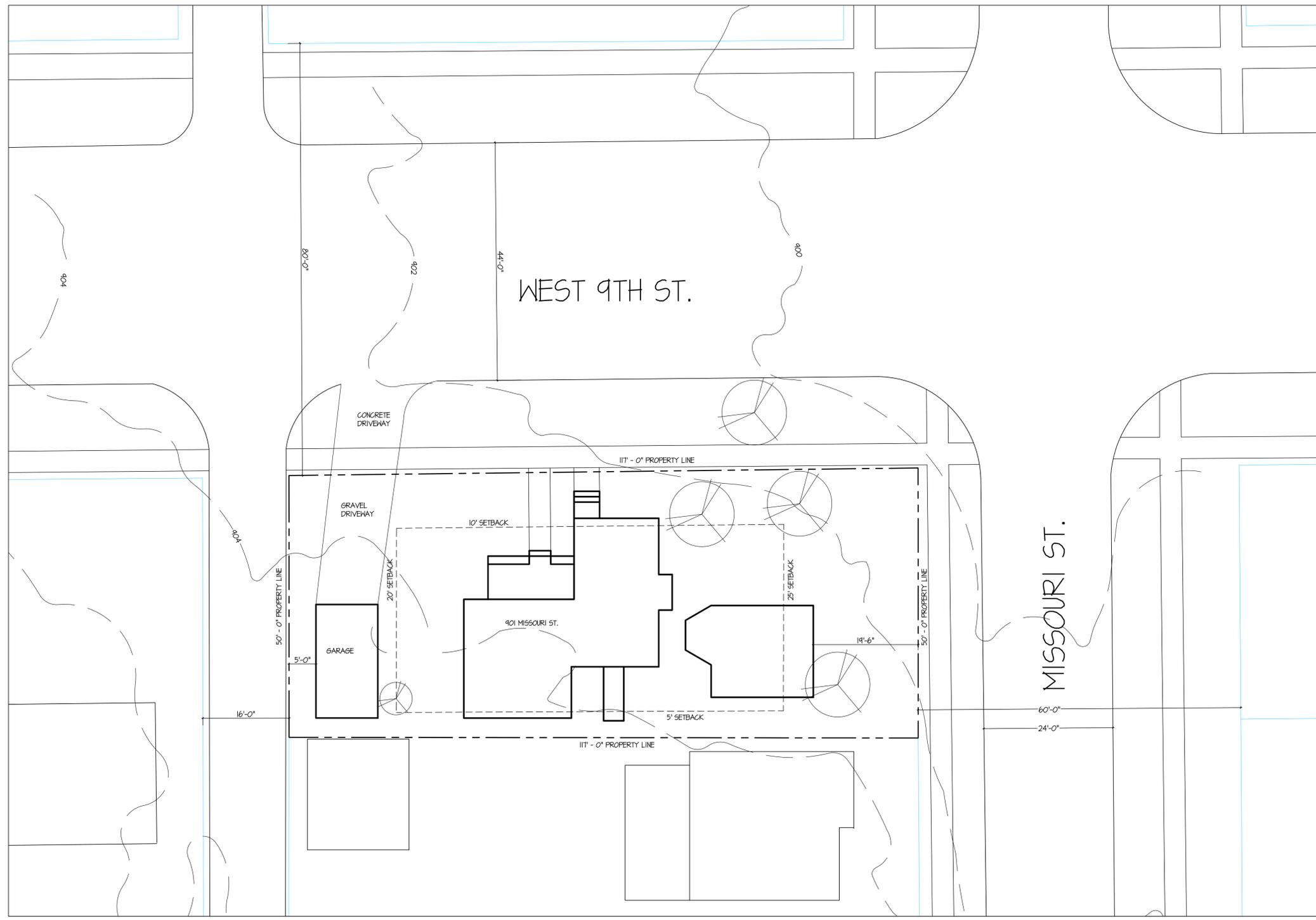












**PLOT PLAN**  
SCALE: 1" = 10' - 0"



**paulwerner**  
ARCHITECTS

123 W. 8th STREET  
SUITE B2  
LAWRENCE, KS 66044  
OFFICE: 785.832.0804

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WERNER ARCHITECTS, L.L.C.

**901 MISSOURI**  
901 MISSOURI LAWRENCE, KS

PROJECT # 211-820  
NOV. 6, 2017

PROGRESS: SCHEME 1      DATE: MM.DD.YY

**PRELIMINARY DOCUMENTS**  
NOT FOR CONSTRUCTION  
**REDUCED PRINT**  
NOT TO SCALE

J:\Project\217-000\217-820\CAD & CAD PDF\Architectural\REF\footprint of all three buildings.dwg, 4/23/2018 11:12:04 AM, DWG To PDF.pc3

# Existing Structure(s) Assessment

## 901 Missouri- Units A&B

### **Exterior:**

- Roof: -Composition shingles, poor condition, flashing and mortar issues at chimney. Front porch separated from house.
- Siding: -Paint flaking. Wood siding is in poor condition.
- Trim: -Mostly in poor condition.
- Windows/doors: -Painted wood with aluminum storm windows/doors. Many storms missing or broken, windows broken.
- Front porch decking: -Poor condition.
- Garage: -Foundation (failed- where existed) and framing in poor condition.

### **Interior:**

#### **Attic:**

- House:
- 2 x 4 rafters @ 24" o.c. with 1 x 6 collar ties @ 48" o.c., where visible.
- Front Porch:
- Front porch has settled on East side, roof is sloping and failed.

#### **First Floor:**

- Living Room:
- All 2x4 framing. Unknown exterior wall insulation.
- Walls and ceiling: Painted plaster or drywall. Poor condition.
  - Floors: Wood. Poor condition.
  - Trim, doors, and wdos: Painted. Poor condition.
- Bedrooms:
- Walls: Painted wood paneling over plaster.
  - Ceilings: Painted plaster. Fair to poor.
  - Floors: Wood: Poor condition.
  - Trim, doors, wdos: Painted. Poor condition.
- Bathroom:
- Walls: Painted drywall, tile. Poor condition.
  - Ceiling: Painted drywall. Poor condition.
  - Floors: Wood: Poor condition
  - Trim, doors, wdos: Painted.

- Fixtures: Poor condition.
- Hall:
- Walls: Painted drywall.
  - Ceiling: Painted plaster. Poor condition.
  - Floors: Wood. Poor condition.
  - Trim, doors, and cabs: Painted. Poor condition.

- Kitchen:
- Walls: Painted drywall.
  - Ceiling: Poor drywall.
  - Floors: Vinyl. Fair condition.
  - Trim, doors, wdows: Painted.
  - Cabinetry: Nonexistent.

- Basement:
- Walls: Concrete and concrete block. Poor condition, major settlement throughout. Walls bowed in. Failed structurally.
  - Ceiling: Exposed floor joists (2 x 8 @ 16" o.c.), Additional posts and beams have been added to shore existing. Poor condition.
  - Floors: Concrete floors in poor condition. Floors slope with considerable cracking.
  - Stairs: Code issues in size as well as run/slope.

**General:**

- Windows: All painted wood. Most sash cord missing. Some broken panes. Poor condition.
- Doors: All painted. Fair condition, no historic fabric remains.
- HVAC: Not functioning.
- Water heater: Not functioning.
- Electrical: Not functioning.
- Plumbing: Not Functioning.

**897 sf main level** (810 sf original structure + 230 sf addition) (all sf calculated to outside dims.)  
**897 sf basement**  
**100 sf front porch**  
**700 sf second floor**  
**264 sf garage**

**Options:**

1. Tear everything down and build new (Budget "B")

**OR**

2. Rehab existing house (Budget "A")

- Remove garage.
- Remove all existing plaster, drywall, and paneling.
- Remove existing front porch.
- Lift and support house, remove and replace all concrete footings, basement walls and floors, and structural frame interior basement walls/beams with new.
- Remove all siding/trim.
- Replace wood siding.
- Repair/replace interior and exterior wall framing as required.
  - Need 2x6 exterior walls to attain R-19 insulation requirement or foam walls.
- Roof framing: existing 2x4 rafters need to be sistered or shored with new beams/strongbacks, etc.
  - Need to be able to attain R-49 ceiling insulation requirement or foam CLN.
  
- **New concrete footing, basement walls, basement floor. New footings at porch.**
- **Repair and/or replace interior basement and main level structural framing**
- **New stairs**
- **New roof structure and roofing**
- **New exterior wall framing (2x6) or fur out existing to 5 ½". New sill plates.**
- **New front porch**
- **Repair/replace windows, doors, trim as required. New storm windows, storm doors**
- **New siding and sheathing**
- **New drywall throughout**
- **New paint interior and exterior**
- **New insulation**
- **New plumbing**
- **New electrical**
- **New mechanical**
- **Re-finish wood floors where possible or new flooring.**
- **New garage- Not an option due to planning requirements.**
- **New walks**

**Rehab Existing House** (main level, 897 sf + basement, 897 sf + front porch, 100 sf + second floor- 700 = 1597 sf finished)

Estimate "A":

• Prep for work. Remove front porch. Remove chimney. Remove garage.	
• Lift, cradle, remove all existing concrete and block foundations walls, basement walls, floors, and footings.	
• Excavate, form, and pour all new footings, foundation, basement walls and floors.	
• Repair bottom plate framing, new structural framing, re-set house on new concrete.	
• Rebuild front porch.	75,000
Gut interior	15,000
Wood siding, new exterior paint	20,000
Lead paint abatement if repairing siding, need to explore this further?	5,000
Furr exterior walls to attain R19 insulation	6,000
Repair under-structured roof framing	5,000
New roof	5,000
Protect, patch, and refinish existing floors	5,000
New kitchen flooring	18,500
New plumbing	20,000
New electrical	15,000
New mechanical	20,000
Window repair (17)	8,000
Insulation	12,000
New drywall	20,000
Interior paint	18,000
Interior trim work	20,000
New millwork	6,500
New storm windows	4,000
Dumpster costs	4,000
Building permit	4,000
	306,000
Contractor Fee	30,600
	\$336,600
Design/Drawings fee	12,000
	\$348,600

Based on 1597 sf finished and allowing 75,000 for a basement, approximate cost per square foot is  
 $(348,600 - 75,000)/1597 = \$171.32$

**Build New** (main level, 897 sf + front porch, 100 sf + second floor, 700 = 1597 sf finished)

Estimate "B":

Demolition: house and garage, and fill site	30,000	
<u>1597 sf @ \$110/sf</u>	<u>175,670</u>	(includes building permit)
	<b>\$205,670</b>	
Contractor Fee	20,600	
<u>Design/Drawings fee</u>	<u>8,000</u>	
	<b>\$234,270</b>	

New structure to be built without basement, on a slab. Garage not to be reconstructed as it is not allowed in current location.

Overall Cost  $\$234,270/1597 \text{ sf} = \$146.69$

# 901 Missouri Street





















# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** Lynne Zollner, Historic Resources Administrator

**FROM:** Barry Walthall, Building Official

**CC:** Scott McCullough, Planning & Development Services Director  
Brian Jimenez, Code Enforcement Manager

**Date:** May 14, 2019

**RE:** Demolition of dwellings and accessory structure at 901 Missouri St.

Inspections were performed on May 1 and 3, 2019, at the request of the property owner, William Schulteis to evaluate the condition of the structures on the site, including two residential structures and an accessory structure.

#### **Structure 1 – 901 Missouri St. Unit A, East Residential Building**

Structure 1 is a two story building that appears to also include a basement. The last known use of the building was as a single-family dwelling. Because the building entrances appeared unsafe the inspection was limited to the exterior conditions.

#### Observations:

- The concrete foundation walls appear to be in good condition where visible above grade.
- Siding is in poor condition. Paint is peeling or bare, sections of siding are missing and there are large areas of rotted panels.
- Window sills, trim and frames are severely deteriorated.
- The second floor deck structure is dilapidated and is structurally unsound.
- The roof appears to be in poor condition. Access was not available for close visual inspection, but a major section of the roof was covered with a temporary covering material such as is used after damage by storms or fire. The temporary covering material is in poor condition. Roof eaves and fascia show evidence of significant deterioration. Portions of permanent roof covering visible from below appear to be severely weathered.
- The exterior is overgrown with vegetation, with vines and volunteer trees growing on or against the building. Tree branches overhang and are in contact with the roof.
- Gas, electric and water utilities are disconnected. Portions of the wiring system are exposed to the elements.

- As noted, an interior inspection was not performed due to the concern of unsafe conditions. The condition of the structure, particularly missing and severely deteriorated siding, creates unsafe and unhealthy interior conditions such as rapid growth of mold and mildew, vermin and animal infestation, and attractive nuisance for trespass by children or others.

### **Structure 2 – 901 Missouri St. Units B & C, West Residential Building**

Structure 2 is a two story building with a basement or cellar. The last known use was as a two unit multi-family dwelling. Inspection was conducted of the interior and exterior of the building, but did not include the basement or cellar because of the presence of standing water.

#### Observations:

- Foundation walls appear to be in poor condition where visible above grade. Walls are constructed of stone and mortar and show significant cracks and settling.
- Siding is in poor condition with peeling paint with some evidence of deterioration. Siding generally lacks adequate clearance above adjacent grade.
- Window sills, trim and frames are in generally questionable condition, with some evidence of significant deterioration. Some window openings are also out of square due to apparent structural movement.
- The masonry chimney has begun to separate from the exterior wall, with an approximately 3 inch gap between the chimney and exterior wall at the roof line.
- There are multiple exterior wall connections that have begun to fail due to apparent structural movement.
- Access was not available for close visual inspection of the roof, but in general the roof appears to be in adequate condition with some deterioration of eaves and fascia.
- Gas, electric and water utilities are disconnected.
- Limited interior inspection was conducted. Interior conditions support the assumption that structural movement has occurred. Floors are sloping and uneven, there are significant cracks in walls and ceilings, door and window openings are out of square, and portions of ceiling coverings have collapsed.
- The basement was filled with standing water to a depth of at least three feet. The presence of standing water creates unsafe and unhealthy interior conditions such a rapid growth of mold and mildew and mosquito infestation, as well as compromising structural components and building systems.
- Aside from basement flooding, the building is well-secured from trespass and the elements.

### **Structure 3 – 901 Missouri St. Accessory Building**

Structure 3 is a single car garage. Inspection was conducted of the interior and exterior of the building.

#### Observations:

- The concrete slab is severely cracked.
- The wood frame has shifted and has a significant lean.
- Siding is in poor condition with peeling paint and some deterioration.
- Roof covering is in poor conditions and shows some deterioration. Roof has some deflection.

It is the opinion of the building official that 901 Missouri A & B ("Structure 1"), 901 Missouri C ("Structure 2"), and 901 Missouri Accessory Building ("Structure 3") all have structural deficiencies and health and safety violations that render these buildings unsafe and dangerous, and that these buildings must be demolished or abated without unnecessary delay.

In addition, the Code Enforcement Division continues to receive complaints from neighbors in regard to the deteriorated and unsafe conditions as noted. The blighting influence of these structures continue to have a negative impact on the surrounding properties and will continue to be harmful to the neighborhood until the structures are demolished or abated.

Attachments:

[Structure 1 Photos](#)

[Structure 2 Photos](#)

[Structure 3 Photos](#)

<b>Lawrence Historic Resources Commission</b>	<b>Item No. 5</b>
924 New Jersey Street	<b>DR-19-00318</b>
Demolition	07-18-2019

<p><b>Applicant</b></p> <p><b>Standards for Review</b></p> <p>Chapter 22</p> <ul style="list-style-type: none"> <li>• Standard 2</li> <li>• Environs of Edmondson House <ul style="list-style-type: none"> <li>○ Area 1</li> </ul> </li> </ul> <p><b>Associated Cases</b></p> <p>Demolition Permit</p>	<p><b>Request</b></p> <p>The applicant requests to demolish the structure located at 924 New Jersey Street.</p> <p><b>Reason for Request</b></p> <p>The property is located in the environs of the Edmondson House (936 Pennsylvania Street).</p> <p><b>Staff Recommendation</b></p> <p><u>Certificate of Appropriateness</u></p> <p>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 landmark and issue the Certificate of Appropriateness for the proposed project.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Project Description**

The structure located at 924 New Jersey Street was constructed c. 1920 according to the Douglas County Appraiser’s Office. It is a frame structure with lap siding and an asphalt shingle roof. There is an addition on the rear (east) elevation of the structure. The structure was previously covered with artificial siding that has been removed. The lap siding that is now exposed was not repaired properly. The roof is failing and is in a significant state of disrepair. The addition is in a complete state of disrepair. The foundation is failing in some areas. Failure to repair the roof has allowed significant water infiltration into all areas of the structure. The walls and ceiling show water damage. Staff did not enter the structure due to the debris and undetermined condition of the flooring of the structure. The applicant indicates that the floor joists as well as the flooring would need to be replaced. The applicant has identified the following in poor condition: foundation, floor joists, flooring, rafters, trusses, lap siding, interior finishes, and utilities.

## **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 environs. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure. Staff rarely recommends demolition of primary structures. The scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry of the structure continue to contribute to the environs of the listed property.

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. 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." The structure located at 924 New Jersey Street is a textbook example of this definition.

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.

## **Certificate of Appropriateness**

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

The proposed project is located in the environs of the Edmondson House located at 936 Pennsylvania Street. Standard 2 applies to the project. Standard 2 speaks to distinguishing original qualities or character of the environment not being destroyed. The Edmondson House was constructed c. 1880. The structure located at 924 New Jersey Street was not part of the environs of the Edmondson House at the time of construction. While the structure has been part of the environment since 1920, the structure may not be character-defining. While the structure may not be character-defining, the associated patterns created by the structure are important. Without a replacement structure, the demolition of the structure removes percentage of building coverage on the site and setbacks created by structure.

The removal of the structure located at 924 New Jersey Street does alter the environs of the Edmondson House, especially since no replacement structure is proposed to maintain the spatial relationships of the environs. However, while the removal of the structure will diminish some of the patterns of the environment of the listed property, the removal of the structure does not encroach upon, damage, or destroy the landmark because of its proximity to the landmark and because the character of the environment is not being destroyed.

New construction is recommended for this site. Any new construction will require a Certificate of Appropriateness and review by the Historic Resources Commission. New construction will be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) provides review criteria for 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.

Staff is of the opinion that the demolition of the structure located at 924 New Jersey Street will not encroach upon, damage, or destroy the listed historic property because the removal of the structure will not destroy the character of the environment of the listed property.

## **STANDARDS FOR REVIEW**

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

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

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

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*

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

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

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

6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*

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

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

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

### Environs for the Edmondson House

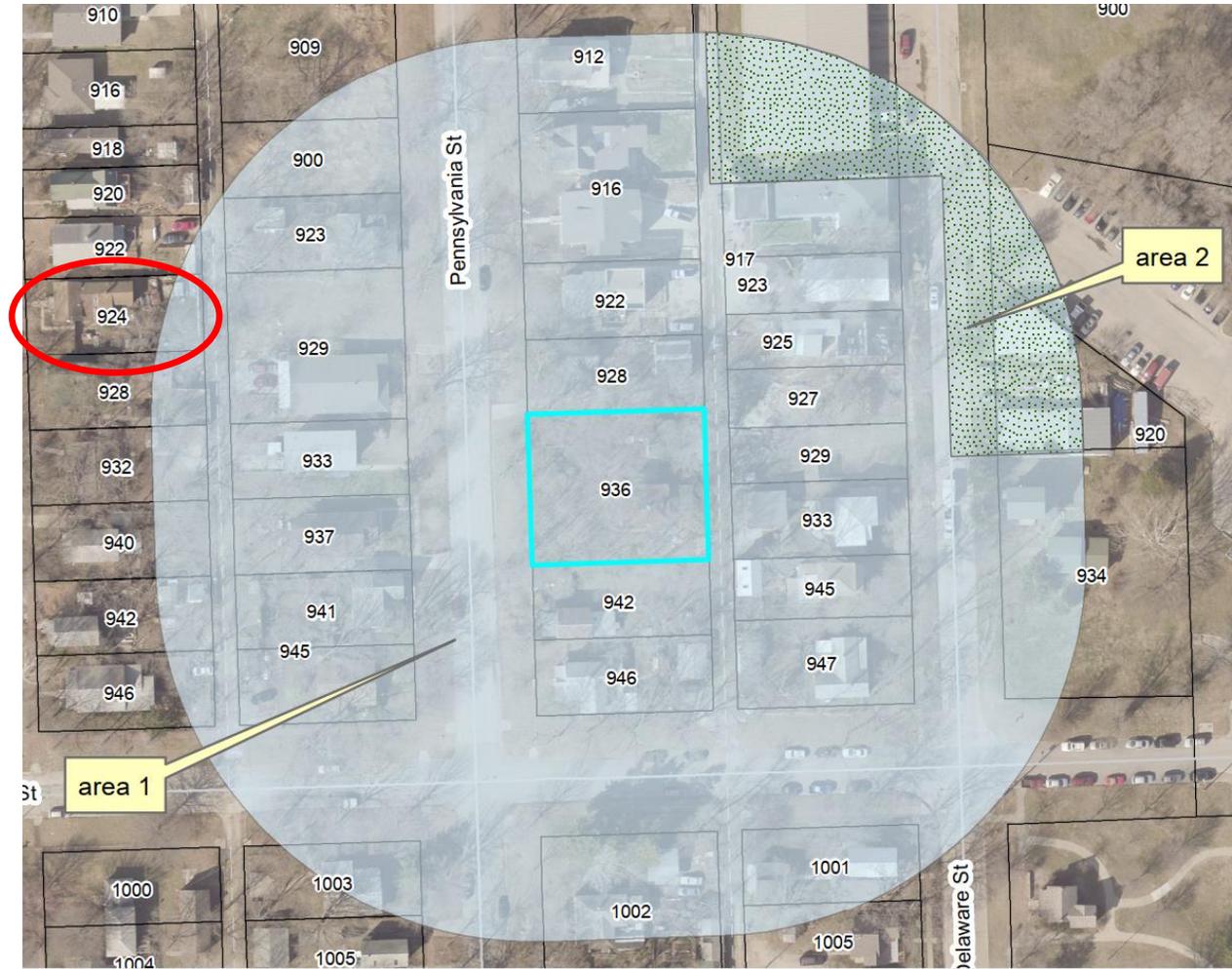
The Environs for the 936 Pennsylvania Street, the Edmondson House, is divided into two areas (see attached map) and the project is located in Area 1. The following standards apply:

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

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

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

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





Pre-Application Meeting Required  
Planner \_\_\_\_\_  
Date \_\_\_\_\_  
Date Received \_\_\_\_\_

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

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

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

## DESIGN REVIEW APPLICATION

### PROPERTY INFORMATION

Address of Property 924 New Jersey St.  
Legal Description (may be attached) New Jersey Sinter, Block, Lot 62,  
Douglas County, Ks.

### OWNER INFORMATION

Name(s) Hugh Franklin Hines  
Contact \_\_\_\_\_  
Address 1452 N. 1100 Rd.  
City Lawrence State Kansas ZIP 66046-9611  
Phone ( 785 ) 842-1451 Fax ( \_\_\_\_\_ )  
E-mail H.F. Hines @ Gmail. Com. Cell Phone ( \_\_\_\_\_ )

### APPLICANT/AGENT INFORMATION

Contact Bill Green  
Company K+B Framing Inc  
Address 2608 Crossgate Dr  
City Lawrence Ks State Ks ZIP 66047  
Phone ( 785 ) 331 7669 Fax ( \_\_\_\_\_ )  
E-mail Bill.world7@aol.com Cell Phone ( 785 ) 331-7669

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?

<input type="checkbox"/> Building Permit	<input 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:** 924 New Jersey St. Lawrence, Kansas, 66044

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

Demolition of abandoned single family wooden structure sitting on old crumbling stone foundation.

Complete ~~cleaning~~<sup>cleaning</sup> and removing existing debris and junk presently in rear enclosed lot.

Mowing and maintaining empty grass covered 50' x 117' lot.

**Reason for Request:**

(Attach additional sheets if necessary)

A single-family 1050 sq. ft. house built on concrete slab would cost approximately \$125.00 per sq. ft., total cost would be \$131,250.00.

Whereas, to raise the existing structure, replace foundations with footings, replace all existing flooring joist members, flooring, wall studs, rafters, trusses, sheathing, shingles, existing exterior 6" lap siding would cost 4-times the cost of new, and be almost impossible to accomplish, and very un-safe process being right across the street from elementary school.



# City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

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

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

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

## OWNER AUTHORIZATION

I/~~We~~ Hugh Franklin Hines, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 11<sup>th</sup> day of June, 20 19, 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 \_\_\_\_\_ (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 924 New Jersey (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.

Hugh Franklin Hines  
Owner \_\_\_\_\_ Owner

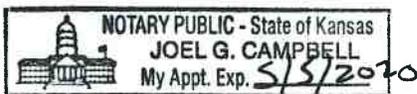
STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of JUNE, 20 19,

by Hugh Franklin Hines

My Commission Expires:

Joel G. Campbell  
Notary Public



### Exterior

Foundation is crumbling and will need to be completely replaced.

Roof is in poor condition and would need to be completely replaced. It is falling in in some areas.

Siding is in poor condition

Trim is in poor condition some is rotten.

Windows and doors are in poor condition. Some are rotten.

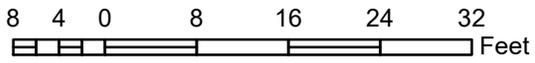
### Interior

Hard to tell because of debris.

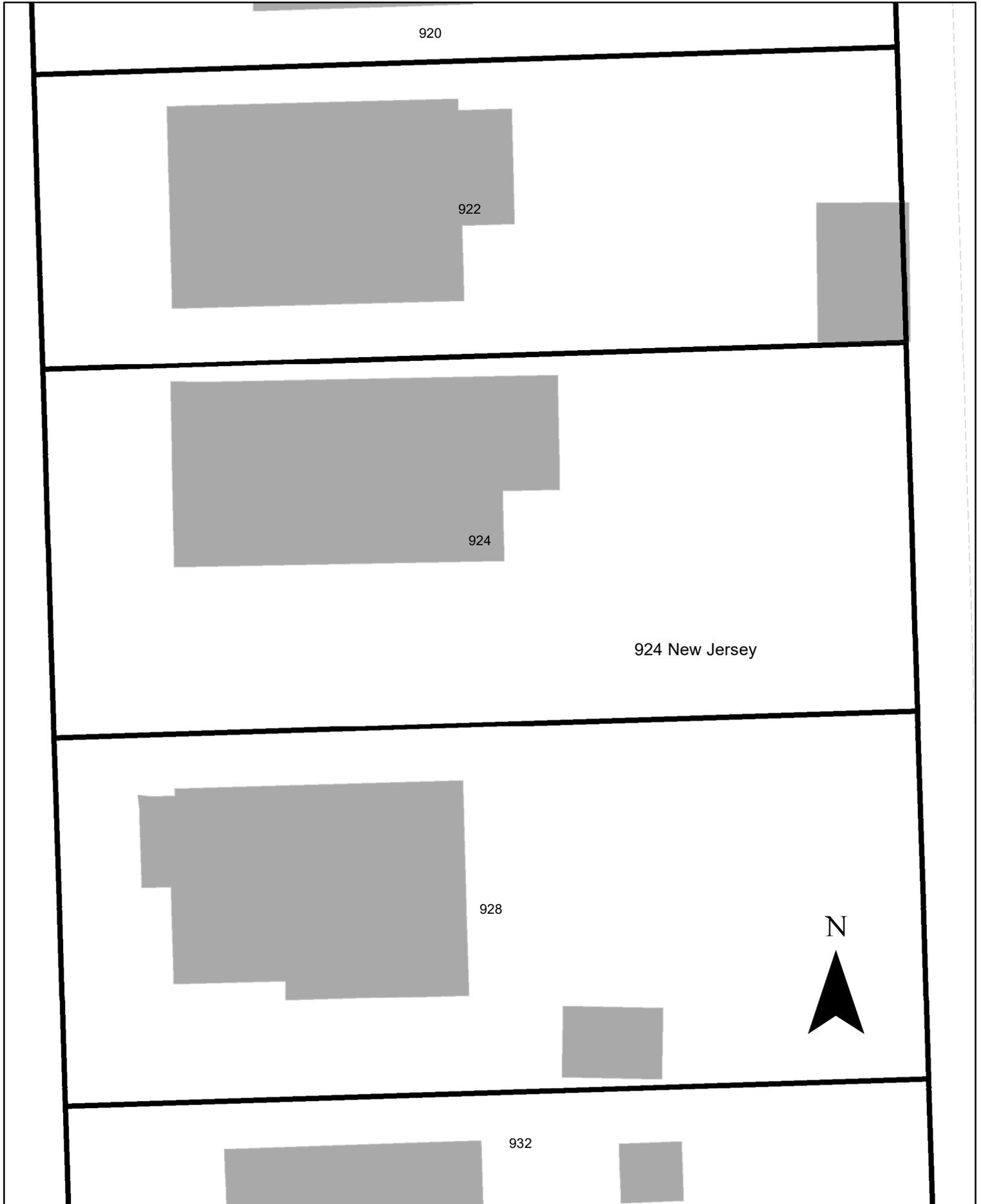
Some bad flooring.

Some water damaged walls.

Ceiling falling in. Water damage.



1 inch = 17 feet



# 924 New Jersey Street









47





924

924









<b>Lawrence Historic Resources Commission</b>	<b>Item No. 6</b>
623 Vermont Street	<b>DR-19-00328</b>
Façade Rehabilitation	7-18-2019

<p><b>Applicant</b></p> <p><b>Standards for Review</b></p> <p>Chapter 22</p> <ul style="list-style-type: none"> <li>• Standard 3</li> <li>• Standard 9</li> <li>• Environs of J. B. Shane Thompson Studio</li> </ul> <p>Downtown Design Guidelines</p>	<p><b>Request</b></p> <p>The applicant has applied a new storefront system to the primary façade of the structure located at 623 Vermont Street.</p> <p><b>Reason for Request</b></p> <p>The property is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street), and is located in the Downtown Urban Conservation Overlay District.</p> <p><b>Staff Recommendation</b></p> <p><u>Certificate of Appropriateness</u></p> <p>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 landmark and issue the Certificate of Appropriateness for the proposed project.</p> <p><u>Downtown Design Guidelines Review</u></p> <p>Staff recommends the Commission find the project does not meet the intent of Guidelines 10.3 and 11.12 of the Downtown Design Guidelines. Staff also recommends the Commission consider Guidelines 1.7, 1.11, 1.12, and make a determination on the project that considers the overall intent of the guidelines.</p>
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**Project Description**

The applicant has installed an applied storefront on the masonry wall of the east elevation of the structure located at 623 Vermont Street. The main component of this system is PVC (polyvinyl chloride). The system enframes the existing storefront window area and creates a transom area with a cornice. Appropriate signage is placed in this created transom area. The existing glazing system remains intact. The new system is painted. This work was done without a building permit and without a Certificate of Appropriateness review or a Downtown Design Guidelines review.

**Project Review**

The structure located at 623 Vermont Street is a simple concrete masonry block structure that was constructed in 1925 as the Mayer Treworgy Machine Works building. When the structure was surveyed for the downtown survey in 1993, there was a brick veneer on this elevation. This

veneer was removed sometime prior to this new application. Without the brick veneer, the structure no longer contributes to the character of the downtown area.

The design of the applied storefront system is in scale and proportion for the structure and has the features of storefront systems of commercial structures in the downtown area. It helps to visually create more of a storefront system by enclosing the series of windows to create more of a storefront system like those found in historic three part commercial storefront systems. It also creates a transom area above the glazed area. At the top of the transom area is a PVC cornice. There is, however, building area above this cornice line and this gives the faux storefront the appearance of being applied to the façade of the building. This is not typical in the downtown area.

The applied storefront system could be considered applying a system that tries to create the appearance of an earlier time in history. Staff is of the opinion, however, that the application and style of the system creates a system of current time and place.

Of concern for staff is the PVC material used in the storefront system. For projects that have been reviewed, this material has never been an approved material in the downtown area. Staff does not consider PVC a compatible material for historic structures or in historic areas. Similar to vinyl windows, compatible materials for commercial projects are readily available to use in rehabilitation and new construction projects. Compatible materials in historic rehabilitation and new construction projects are those that are similar in composition to the building(s) on which they are applied and/or buildings in the area of the construction. PVC has not been proven to age similar to wood or fiber cement products, which have been approved as a substitute material if they match the profile and configuration of typical storefront components. This project would have been approved administratively if the PVC material had not been used.

#### Certificate of Appropriateness

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

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

The proposed project is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street). The J. B. Shane Thompson Studio has no environs definition.

The design of the applied storefront system is in scale and proportion for the structure and has applied features of storefront systems that exist in the environs of the listed property. This

structure never had a typical historic three part commercial storefront system. The application of these components create a visual indication of a system of this type of storefront. Staff is of the opinion that there is enough differentiation in this application of the components that it does not attempt to create an earlier appearance, but rather it creates a modern interpretation of a storefront. Therefore, the project meets Standard 2.

The proposed applied storefront system is a contemporary design because it is applied to the façade and not integrated into the overall façade. The design of the system meets Standard 9. However, staff is of the opinion that the use of PVC is not appropriate. This project would have been approved administratively but for the use of the PVC components. Like vinyl windows, staff does not approve this product administratively in a historic review. The HRC has approved vinyl windows on previous projects.

With the exception of the use of the PVC material, staff is of the opinion that the project, as proposed, meets the intent of Chapter 22. Because this is an environs review, the review is focused on the impact on the listed property. The use of the PVC material will not significantly encroach on, damage, or destroy the listed property. Therefore, the Commission should grant the Certificate of Appropriateness.

#### Downtown Design Guidelines

Section 10 and 11 of the guidelines contain information about building materials and storefronts in the downtown overlay district. Guidelines 10.3 gives the materials for buildings fronting Vermont Street. The preferred materials are traditional building materials such as brick, stone, terra cotta, and stucco. The guideline does, however, say that consideration may be given to other materials. Staff is of the opinion that other materials that can be considered should be compatible with the materials found in the district. Wood is not included in the list and a compatible material for wood (with the correct dimensions and profile) would be fiber cement board. The HRC has also approved an unpainted wood material for an upper floor of a multi-floor structure at 815 Vermont Street and unpainted wood siding on a structure located at 1040 Vermont Street. Unpainted wood would be a material to consider using this guideline. Staff is of the opinion, however, that PVC is not a compatible material with the traditional building materials in the district.

Guideline 11.12 is more specific about materials for storefronts. It states that storefront materials typically consist of wood, metal, steel, or brick, and that renovations and/or new construction should reflect these materials. Plastic does not reflect these materials. It does not have any of the properties or characteristics of these materials. It does not weather/age as these materials do, nor does it resist cracking and breaking under the same pressure as these materials. While the initial appearance of PVC may be similar to wood material, the appearance is not sustainable long term.

Staff does not recommend the use of plastics on the exteriors of buildings as a compatible material in the Downtown Urban Conservation Overlay District. Staff would not approve the use of PVC products administratively.

The applicant has already installed the applied storefront to the façade of the structure without a building permit.

The Design Review Principles and Applicability section (Section 1) of the guidelines should also be considered by the Commission.

1.7. While economic costs are not a primary factor in the review process, economic cost will be considered in relation to the adherence to these guidelines.

1.11. Designs and changes approved or rejected elsewhere in the Conservation Overlay District do not necessarily act as a precedent for other designs or changes under consideration. All proposals will be considered individually based on their own merit and unique situation within the zoning district.

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

The applicant may incur a financial costs to remove the PVC material and replace with a façade that is compliant with the guidelines.

If the Commission allows the PVC for this structure, the Commission should be specific as to why this will not act as a precedent for other designs or changes under consideration elsewhere in the district. The Commission should articulate why this is a unique situation such as this is a non-contributing structure that is on Vermont Street and the applied system adds architectural detail to a non-contributing structure. The use of the PVC is limited and the design of the application is compatible with the district although the materials are not compatible with the district. The Commission should also articulate that the use of plastic materials would not be appropriate on any structure – existing or new construction – on Massachusetts Street. The Commission should also articulate that plastic materials in general are not an appropriate material for the Downtown Urban Conservation Overlay District and that staff should not approve plastic materials administratively.

## **STANDARDS FOR REVIEW**

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

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

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

*district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

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

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

Environs for J. B. Shane Thompson Studio (615 Massachusetts Street)

There is no environs definition for the J. B. Shane Thompson Studio (615 Massachusetts Street).

### 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 ONE-DESIGN REVIEW PRINCIPLES AND APPLICABILITY**

The following design principles, standards, and criteria shall apply to all projects proposed within the boundaries of the Downtown Urban Conservation Overlay District.

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- 1.1. These guidelines serve to establish criteria for City Staff and Historic Resources Commission members in evaluating applications for Certificates of Appropriateness. They also serve as a guide for property owners in formulating projects.
  - 1.2. These guidelines apply only to the exterior of buildings and to portions of existing and proposed buildings that would be visible at the pedestrian level from public rights-of-way, including alleyways.
  - 1.3. Staff uses these guidelines to review proposed projects in a consistent, fair and timely manner. If staff believes a proposed project does not meet the intent of the guidelines, the applicant may appeal to the City Commission.
  - 1.4. Given the architectural variety and multiple building uses in the Downtown area, review of proposed alterations and new construction is conducted on a case by-case basis.
  - 1.5. Nothing in this document shall be construed to prevent the routine maintenance or repair of any exterior elements of any building or structure, nor shall anything in this document be construed to prevent the construction, reconstruction, alteration or demolition of any such elements which the City of Lawrence shall certify as required for public safety.
  - 1.6. Buildings that contain original, character defining features shall be more carefully reviewed than those buildings that do not retain their architectural integrity.
  - 1.7. While economic costs are not a primary factor in the review process, economic cost will be considered in relation to the adherence to these guidelines.
  - 1.8. Individual guidelines are often stated in absolute terms such as "Buildings ... shall be constructed to zero front and side lot lines." Just as compatible design consists of individual building elements in a larger building envelope, these design guidelines are viewed as a collective document and not as independent statements.
  - 1.9. It is understood that a project might not meet every guideline in order to conform to the document's intent.
  - 1.10. It is not the intent of this document to require existing buildings to always be in full compliance with these guidelines. Existing buildings that contain nonconforming elements are encouraged to make alterations that will improve the overall appearance of the building. As nonconforming buildings are altered, the proposed alterations shall be in compliance with this document.
  - 1.11. Designs and changes approved or rejected elsewhere in the Conservation Overlay District do not necessarily act as a precedent for other designs or changes under consideration. All proposals will be considered individually based on their own merit and unique situation within the zoning district.
  - 1.12. City Staff and the Historic Resources Commission have the authority and discretion to examine the whole situation, or extenuating circumstances, and approve projects that do not meet the letter of these guidelines. Where exceptions are granted, staff will clearly document the

- reasons.
- 1.13. Staff and the commission will attempt to be consistent and non-arbitrary in rulings pertaining to Certificates of Appropriateness.

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

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### **10. Building Materials**

- 10.1 Original building materials, whether located on primary, secondary, or rear facades, shall be retained to every extent possible. If the original material has been overlaid by such coverings as aluminum or stucco, these alterations should be removed and the original material maintained, repaired or replaced with similar materials.
- 10.2 Building materials shall be traditional building materials consistent with the existing traditional building stock. Brick, stone, terra cotta, stucco, etc., shall be the primary facade materials for buildings fronting along Massachusetts Street.
- 10.3 While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.
- 10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.
- 10.5 The secondary facades of buildings facing Massachusetts Street shall be composed of building materials consistent with the existing traditional building stock brick, stone, terra cotta, stucco, etc.
- 10.6 While permanent materials should be considered for party-wall construction, other materials which meet associated building and fire code requirements will be considered.
- 10.7 Masonry walls, except in rare instances, shall not be clad with stucco, artificial stone, parging, or EIFS (Exterior Insulation and Finish Systems). This includes publicly visible party-walls constructed of brick or rubble limestone.
- 10.8 Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.

### **11. Commercial Storefronts and Street Level Facades**

- 11.1 Historic storefronts and storefront features such as entryways, display windows, doors, transoms, bulkheads, sign friezes or cornices, pilasters, etc. shall be retained to every extent possible.
- 11.2 Removal of historic materials and/or architectural features shall be avoided.
- 11.3 Removal of non-historic storefront elements and facade treatments, including metal cladding, stuccos, or other non-historic features that have been introduced at later times, is encouraged during renovation.
- 11.4 Buildings where multiple storefronts span a larger, wider façade should extend design compatibility from storefront to storefront.
- 11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.
- 11.6 Storefronts shall be designed to reflect the traditional pattern of containment. The storefront shall be bounded by the enframing storefront cornice and piers on the side and the sidewalk on the bottom.
- 11.7 Remodeled storefronts shall be designed to fit within the original opening.
- 11.8 Storefronts may be recessed or extended slightly (typically, 3 to 9 inches) to emphasize the feeling of containment and provide architectural variety.
- 11.9 Storefronts should provide for a recessed entry.
- 11.10 Storefronts shall be pedestrian oriented and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this glass to other building material ratio.
- 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a

- transom area, display windows, and a bulkhead.
- 11.12 Storefront materials typically consist of wood, metal, steel, or brick. Renovations and/or new construction should reflect these materials. Use of unpainted rough cedar is an example of an inappropriate storefront material.



## Commercial Building Permit Application

Planning & Development Services | Building Safety Division

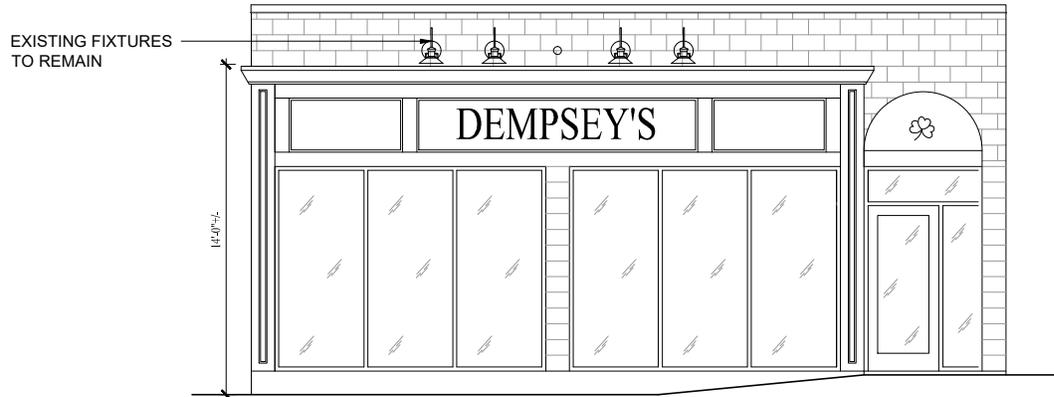
www.lawrenceks.org/pds/building-safety

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

<b>Applicant (Sign):</b>	<i>Pete Sorrentino</i>		<b>Date:</b>	1-25-2019
<b>Applicant Name (Print):</b>	Pete Sorrentino			
<b>Email:</b>	Pete.M.Sorrentino@gmail.com	<b>Phone:</b>	913-515-3061	
<b>Property Owner (Sign):</b>	<i>Lofi J. Ruddle</i>			
<b>Property Owner (Print):</b>	Lofi J. Ruddle (FMI)			
<b>Site Address:</b>	623 Vermont Street Lawrence, KS 66044			
<b>Business Name:</b>	Dempsey's			
<b>Brief Description of Project:</b>	Exterior Trim and Sign			
<b>Project Valuation:</b>	\$ 2,700.00	<b>(Not Including Land)</b>		
<b>Type of Project:</b>	New Construction: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodel: <input checked="" type="checkbox"/>	
	Other:			
<b>Type of Occupancy (List All):</b>				
<b>Construction Type:</b>	IA <input type="checkbox"/>	IB <input type="checkbox"/>	IIA <input type="checkbox"/>	IIB <input type="checkbox"/>
	IIIA <input type="checkbox"/>	IIIB <input type="checkbox"/>	IV <input type="checkbox"/>	VA <input type="checkbox"/>
	VB <input type="checkbox"/>			
<b>Sprinkler:</b>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Separated:</b>	YES <input type="checkbox"/>
				NO <input type="checkbox"/>
<b>Design Occupant Load</b>			<b>Number of Exits:</b>	
<b>Building Area:</b>	Front Exterior		<b>Remodel Area:</b>	
<b>General Contractor:</b>	Justin Thompson with Mudloff Construction			
<b>License Number:</b>	2019-3451	<b>Class:</b>	A	
<b>Phone:</b>	913-915-7543	<b>Email:</b>	Justin@mudloff.com	
<b>Framing Contractor:</b>				
<b>License Number:</b>		<b>Phone:</b>		
<b>Concrete Contractor:</b>				
<b>License Number:</b>	2	<b>Phone:</b>		
<b>Electrical Contractor:</b>				
<b>License Number:</b>		<b>Phone:</b>		
<b>Mechanical Contractor:</b>				
<b>License Number:</b>		<b>Phone:</b>		
<b>Plumbing Contractor:</b>				
<b>License Number:</b>		<b>Phone:</b>		
<b>Fire Sprinkler:</b>				
<b>Phone:</b>				
<b>Architectural Firm:</b>				
<b>Prepared By:</b>		<b>KS License:</b>		
<b>Phone:</b>		<b>Email:</b>		

**Current Construction Codes (Effective Date 7/1/2016):**

- |                                      |                                              |
|--------------------------------------|----------------------------------------------|
| *2015 International Building Code    | *2015 International Fire Code                |
| *2015 International Residential Code | *2015 Property Maintenance Code              |
| *2015 International Plumbing Code    | *2014 National Electrical Code               |
| *2015 International Mechanical Code  | *2015 International Existing Building Code   |
| *2015 International Fuel Gas Code    | *2015 International Energy Conservation Code |



**icon:** 506 Grand Boulevard  
architecture Kansas City, MO 64106  
p:816.221.0250

**Dempsey's**  
Lawrence, KS

# 623 Vermont Street





CRUCIC CROSSING

JAMESON BEEFEATER PREMIUM GIN

BOULE

WALMART  
True Value



CELTIC  
CROSSING



JAMESON  
IRISH WHISKEY

BEEFEATER  
PREMIUM GIN





CELTIC  
CROSS  
LIQUEUR



**JAMESON**  
IRISH WHISKEY

**BEEF**  
PREMIUM



Worker on a ladder on the left side of the image.

CELTIC CROSS LIQUEUR

ODELL BREWING CO.

NEWCASTLE BROWN ALE

JAMESON IRISH WHISKEY

BEEFEATER PREMIUM GIN

BOULDER BREWERY



DEMPOSEY'S

JAMESON  
IRISH WHISKEY

BEEFEATER  
PREMIUM GIN

BOULDER  
BREW







# DEMPSEY'S

