



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **OCTOBER 18, 2018**
CITY HALL, 6 E 6TH STREET
6:30 PM

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

ITEM NO. 1: COMMUNICATIONS

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

ITEM NO. 2: CONSENT AGENDA

- A. September Action Summary
- B. Administrative Approvals
 - 1. DR-18-00398 800 block Massachusetts Street; ROW Permit; State Law Review
 - 2. DR-18-00401 1345 West Campus Drive; Sign Permit; State Law Review and Certificate of Appropriateness
 - 3. DR-18-00402 809 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
 - 4. DR-18-00403 808 Missouri Street; Residential Addition; Certificate of Appropriateness
 - 5. DR-18-00406 506 W 6th Street; Mechanical Permit; State Law Review
 - 6. DR-18-00413 408 W 6th Street; I/I Permit; State Law Review
 - 7. DR-18-00414 1244 Haskell Avenue; Residential Remodel; Certificate of Appropriateness
 - 8. DR-18-00420 710 Indiana Street; I/I Permit; State Law Review
 - 9. DR-18-00421 914 Massachusetts Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines
 - 10. DR-18-00422 1338 New Hampshire Street; Mechanical Permit; State Law Review
 - 11. DR-18-00423 839 Pennsylvania Street; Commercial Remodel; Certificate of Appropriateness and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review

12. DR-18-00425 1035 ½ Massachusetts Street; Mechanical Permit; State Law Review
13. DR-18-00435 2127 Barker Avenue; I/I Permit; State Law Review
14. DR-18-00442 529 Ohio Street; Mechanical Permit; State Law Review
15. DR-18-00443 2331 Free State Lane; Residential Remodel; Certificate of Appropriateness
16. DR-18-00444 945 Massachusetts Street; Commercial Remodel; State Law Review
17. DR-18-00451 1100 Louisiana Street; Plumbing Permit; State Law Review
18. DR-18-00458 826 Pennsylvania Street; Commercial Remodel (awning); State Law Review, Certificate of Appropriateness and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review

ITEM NO. 3: PUBLIC COMMENT

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

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

ITEM NO. 4: DR-18-00427 708 Ohio Street; Residential Addition; State Law Review. The property is listed as a contributing structure (J.G. Jeffries Home) in the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Dan Hermreck on behalf of Bruce and Cathy Liese, a Revocable Trust, property owner of record.

ITEM NO. 5: DR-18-00454 815 Vermont Street; New Mixed-Use Structure; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the Downtown Conservation Overlay District, and is located in the environs of the Lucy Hobbs Taylor House, Fire Station No. 1 and the Carnegie Building, Lawrence Register of Historic Places. Submitted by Hernly Associates, Inc. on behalf of Robert J and Sandra J Schumm, property owners of record.

ITEM NO. 6: DR-18-00455 1024 Pennsylvania Street; Residential Addition; Certificate of Appropriateness. The structure is located in the environs of the Albert & Sarah Sirpless House, Hobbs Park and Sargent S. Whitcomb House, Lawrence Register of Historic Places. Submitted by of Josh and Cari Davis, property owners of record.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since September 20, 2018.
 - B-18-00475; 2331 Free State Lane
- B. Review of any demolition permits received since September 20, 2018.
- C. Miscellaneous matters from City staff and Commission members.

2019 Meeting Schedule

Plan 2040 <https://lawrenceks.org/pds/comp-plan/>



6425 SW 6th Avenue
Topeka KS 66615-1099

phone: 785-272-8681, ext. 240
fax: 785-272-8682
kshs.shpo@ks.gov

Governor Jeff Colyer, M.D.
Jennie Chinn, Executive Director

September 14, 2018

Lynne Zollner
Lawrence Historic Resources Commission
City of Lawrence
PO Box 708
Lawrence, KS 66044

Re: Chewning House (1510 Stratford Road, Lawrence KS, Douglas County)

Dear Ms. Zollner:

We are pleased to inform you that the *Chewning House* will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and Register of Historic Kansas Places at its next meeting on November 17, 2018. You are being notified because the property is within the boundaries of Lawrence, KS, a Certified Local Government.

Per the requirements of 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*, we are providing your historic resources commission the opportunity to comment on this nomination. Your commission has 60 days to review and comment on this nomination. **In accordance with Section IV (C), we request receipt of the commission's recommendation report by November 15, 2018.**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact me at ext. 217 or at Patrick.Zollner@ks.gov.

Sincerely,

Jennie Chinn
State Historic Preservation Officer

Patrick Zollner
Deputy State Historic Preservation Officer

enclosure

**HSBR
DRAFT
7/23/2018**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Chewning House

Other names/site number KHRI #045-5944

Name of related Multiple Property Listing Historic Resources of Lawrence

2. Location

Street & number 1510 Stratford Road not for publication

City or town Lawrence vicinity

State Kansas Code KS County Douglas Code 045 Zip code 66044

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local Applicable National Register Criteria: A B C D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Chewning House
Name of Property

Douglas County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Single-dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single-dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Modern Movement

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Wood
roof: Architectural asphalt shingles
other: _____

Chewning House

Name of Property

Douglas County, Kansas

County and State

Narrative Description

Summary

The Chewning House, 1510 Stratford Road, in Lawrence, Douglas County, Kansas is a single-story, two-bedroom house located in the West Hills neighborhood just west of the University of Kansas. Designed in 1936 by George M. Beal, chair of the University of Kansas Architecture program, and built by local builder J.L. "Tommy" Constant, the house is often referred to by local architectural historians as the first modern home built in Lawrence or Douglas County and was key to establishing modern architecture in Lawrence.¹ The house also is important in that it is one of approximately 1,000 houses built throughout the country as part of the General Electric "New American Home" program that was active primarily in 1935 and 1936. This program, which aimed to put architects, builders and suppliers back to work during the Great Depression, began with a design contest in which architects submitted designs to General Electric for the opportunity to have their design built to showcase the company's new range of modern, electrical appliances.² To be eligible for the competition, the architectural design did not need to be in any specific style; however, the house had to be designed from the inside-out. This is exactly what Beal did when designing the Chewning House; the exterior conforms to the interior planning, which has been described as "a model of efficiency and functionality."³

The house has retained its architectural and historic integrity over the years with the retention of original materials (except for two rear windows) and no changes to the original floorplan. There is an addition (1993) on the rear of the house that is minimally visible from the public right-of-way. The house remains all-electric even though gas service is available within the neighborhood.

Elaboration

The Chewning House is located in the West Hills neighborhood, which is located just west of the University of Kansas campus and approximately one mile west of downtown Lawrence (Figure 1). The neighborhood boundary includes the west side of West Campus Road on the east, the north side of University Drive on the south, the east side of Avalon Road on the west and the north property lines 1102 Avalon Road, 1015 Emery Road, and 4 Colonial Court. The neighborhood is characterized by a mixture of architectural styles including Tudor Revival, Colonial Revival, Dutch Colonial, Spanish Revival, Ranch, and minimal traditional.

Site

The house is located in the southeastern section of the neighborhood (Figure 3) and is situated on a rectangular parcel of approximately a quarter acre. The yard in front (south) of the house is level, though the topography begins to gently slope downward to the north as one moves into the backyard and toward the rear property line. Currently, the western property line is indicated by a wooden privacy fence, and the rear property line is indicated by a metal, three-rail ornamental fence.

The house faces south and is generally centered east to west on the lot with the original house located on the southern portion of the parcel. A driveway is situated along the western side of the property and leads to a one-car, attached garage. This is the original garage, which was been modified to have a garage door on the rear elevation that allows a car to enter the original garage, proceed through the second door, and into the rear of the property to access the two-car garage that is part of the 1993 addition.

House

Exterior:

In the "General Contract Specifications For The Erection Of A Residence In West Hills – Stratford Road Lawrence, Kansas," Beal detailed how the building site was to be prepared, and how the house was to be constructed right down to the finest details including the types of nails, waxes, and vent registers to be used.⁴

¹ Dennis Domer, Tom Harper, William Steele, "Chewning House," Lawrence Modern, accessed 14 November 2016. <https://lawrencemodern.com/bakers-dozen/chewning-house/>.

² "G.E. Official Outlines Home Building Plans," *Wall Street Journal* (Chicago Bureau), July 9, 1935.; "New American Homes Started by Taylor, Inc.," *The Washington Post* (Washington D.C.), June 16, 1935.; "New American Home Explained by Architect and Builder," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.

³ Domer, Harper, Steele, "Chewning House," <https://lawrencemodern.com/bakers-dozen/chewning-house/>.

⁴ George M. Beal, "General Contract Specifications For The Erection Of A Residence In West Hills – Stratford Road Lawrence, Kansas," pages C-1 to H-2 (from the personal research files of Dr. Dennis Domer, University of Kansas School of Architecture, Design & Planning).

Chewning House

Name of Property

Douglas County, Kansas

County and State

Built in an irregular footprint (Figure 2) upon a concrete and reinforced steel foundation, the house is one-story with a hip roof and a central, brick chimney. The attached garage on the western (left) portion of the house is connected to the primary hip roof with a half-hip roof with a lower ridgeline (Photo 9). The back portion of the garage roof has an irregularly shaped half-hip roof with an even lower ridgeline. At the time of construction, the roof was clad with 16" edge grain cedar shingles "Creo-dipt" factory stained in three variegated colors, and the house was to have gutters and downspouts made of galvanized iron.⁵ This roofing has since been replaced with black asphalt architectural shingles.

The original contract specifications indicated the exterior walls would be comprised of a brick veneer below the windows with wood siding above. As built though, the house has a wider wood lap siding installed below the windows with narrower drop siding (sometimes called Dutch siding) installed above (Photo 10). This wood siding was to be clear California white pine "free of knots, pitch pockets or other defects."⁶ All windows were to be wood casements of three to four lites with mortis and tenon joints and glass from the Libbey-Owens Company (Photo 11).⁷

The southern (front) elevation of the main portion of the house is divided into three bays consisting of tripartite, four-lite casement windows (Photo 1). The groups of windows on the east and west sides of this elevation are situated near the corners of this facade, with a third group of windows situated in the middle. The garage bay is located to the west (left) of the main facade and contains a double window comprised of four-lite casements just east (right) of the garage door.

The western elevation of the main house, as seen from the street consists of two, four-lite casements and the entry door (Photo 2). One of these windows is located near the corner that abuts the front facade. The other is next to the front entry door that is located in the corner where the main portion of the house adjoins the garage wing. The garage comprises the rest of the western elevation of the original house. It contains no fenestration, which is exactly how Beal designed it.

In 1993, an addition was added to the rear of the house along the eastern (right) elevation (Photos 3, 4, 5, and 7). This 22' deep by 25' wide addition is connected to the original house with a nearly 14' connecting segment (not quite a hyphen, as it is not inset on the elevation visible from the street). This addition mirrors some of the design elements of the original house including the use of similar siding, roof forms and window configurations. One major deviation is that it was placed on a concrete block foundation rather than a poured concrete foundation. This is minimally visible from the public right-of-way.

The western elevation of this addition contains a set of French doors in the "hyphen" connecting the original house to the addition. The bulk of the addition's western elevation is two floors. The lower contains two separate doors for a two-car garage, while the upper contains a large inset dormer with a gable roof situated above a tripartite set of single-lite casement windows with smaller, square windows below (Photo 3).

From the backyard, the northern (rear) elevation of the original house has been slightly modified. The rear wall of the garage has been removed and a metal garage door installed to allow a vehicle to enter the garage from the front driveway and proceed to the backyard and into the garage located in the addition. A pedestrian door from the garage's east elevation into the backyard also has been removed. The current owners state that the siding materials that were removed to accommodate the new garage door were utilized in the construction of the addition. The original garage could be returned to its original design if the owner chose to do so. Its historic appearance is unchanged from the street (Photos 4 and 8).

In addition to the garage modification, there are also two sets of casement windows on the northern elevation that have been replaced with aluminum-clad single-lite casements (Photo 8). These are located directly adjacent to the original garage. Also, to allow for the addition, a double window near the eastern corner of this facade was removed.

The northern (rear) elevation of the addition has another inset dormer on the second floor that resembles the one on the western elevation. Below this inset dormer is a bank of single-lite windows located in the garage.

On the eastern elevation of the addition are two groups of single-lite windows, a square set on the second floor and a vertical, rectangular set on the first floor located in the garage (Photo 5). There is also a single square window located closer to where the addition connects to the original house. While the basic cladding materials and fenestration patterns are used

⁵ Beal, "General Contract Specifications," pages C-3, C-10 and C-18. The specifications detailed that the concrete foundation was to be comprised of Portland cement, fine and coarse aggregate "free from loam, clay or other deleterious matter," hydrated lime, and City water "free from impurities or foreign matter." It also stipulated in what proportions these ingredients should be mixed.

⁶ Beal, "General Contract Specifications," page C-18.

⁷ Beal, "General Contract Specifications," pages C-18, C-21, and C-23.

Chewning House

Douglas County, Kansas

Name of Property

County and State

to tie this addition in with the original house, the concrete block foundation, gable roofed inset dormers and the single-lite windows are utilized to differentiate the old from the new.

Instead of in-setting the addition where it meets the original house, the addition's architect chose to demarcate this transition by utilizing a projecting bay of windows similar to that found on the original eastern elevation near the front facade. The eastern (right) elevation of the original house contains a single, four-lite casement window near the corner abutting the front facade and a single, three-lite casement window near the corner abutting what was the original rear façade (Photo 6). In between these windows is a projecting bay of seven, four-lite casement windows (located closer to the front of the house), a single-entry door onto a patio, and a pair of four-lite casements (located closer to the rear of the original house). The projecting bay of the addition mimics the dimensions of the original projecting bay; however, it utilizes a different window configuration. Instead of four-lite casement windows that stop where the siding material changes, the addition's projecting bay contains seven, single-lite casement windows situated above square fixed windows. The windows extend the full height of the projecting bay.

For the most part, the house remains largely unchanged as viewed from the street. The exterior cladding materials, apart from the asphalt shingle roofing, have not been altered, and all wood casement windows remain with the exception of three on the rear elevation that have been replaced or removed. The current owner has installed sensitively designed wooden storm windows to protect the original windows (Photo 11). The house appears to retain its original garage door on the front elevation, and its original patio is still extant on the eastern (right) elevation. While the addition is somewhat large, it is minimally visible from the street and is clearly indicated by different windows and a different foundation material. The roof of the addition is also minimally visible from the street (Photo 2).

Interior:

One requirement for submitting an architectural design to General Electric's "New American Home" contest was that the architect had to design the house from the inside out, which was a departure from typical house design up until this time. This is precisely what Beal did for the Chewning House, and by walking through the house one can get a sense of how the interior dictated the exterior appearance.

Upon entering the front of the house from the west, there is a small entryway leading into a larger foyer from which there are doorways into every room in the original house (Photos 12, 13, and 14). This layout allows the house to feel much larger. From the foyer looking south and west are the house's two original bedrooms: one at the rear of the house and one at the front. The rear bedroom has one closet along the eastern wall, and the front bedroom has a built-in seating/bookcase area along the eastern wall in addition to a closet (Photos 15 and 16). According to the original architectural plans, this built-in was to be a dresser with plate glass mirror. To the east of the rear bedroom is the bathroom, which retains its original layout and bathtub (Photos 17 and 18). Across from the bathroom is a small closet.

Looking east from the foyer is the kitchen along the northern half of the house and the living room along the southern half of the house, looking out onto the street (Photos 12 and 19). Per the original architectural plans, the kitchen was to have Elgin steel cabinets with wood countertops by the general contractor. The kitchen has been remodeled over the years, and the floor plan no longer reflects the layout as shown on the original architectural plans. Today, the stove and the refrigerator have swapped places and a peninsula countertop extends at an angle along the eastern side of the room. Cabinets, countertops, and light fixtures also have been modernized (Photo 22).

The living room is the character-defining room within the original house. Its ceiling soars upward and the asymmetrical fireplace serves as a central element (Photos 19 and 20). Along the southern and eastern walls are banks of casement windows that provide excellent natural light to enter from many directions and limit the need for electric lighting. The living room also contains space for a dining area along the eastern half of the room (Photo 21). To the north of the dining area is an entry to the eastern portion of the kitchen (Photo 23) and access to the doorway that leads to the uncovered terrace/patio on the eastern elevation of the house. The stairs to the basement are located directly across (west) from the door onto the concrete terrace/patio. The full basement is located below the kitchen, bathroom, and rear bedroom. On the southern basement wall underneath the stairs is the original General Electric service panel (Photo 24). There is a crawl space to the south (below the living room and front bedroom) and to the north (under the hyphen of the addition). The house does contain a gas line in the basement, but according to the current owner it has never been connected to the gas lines that were installed at the time the neighborhood was developed. The original plans indicate that there was to be a gas-powered furnace, but this is not the case.

North of the dining room entry to the kitchen is the entry into the hyphen that connects the original house to the addition. Two original windows were removed to allow for this connection. The addition has been added in a sympathetic manner, and utilizing the opening created by two original windows minimizes the loss of original material. The hyphen has French

Chewning House

Douglas County, Kansas

Name of Property

County and State

doors on the western wall and an entry door into the “studio” and garage on the north wall across from the entry from the original house. Directly inside of this doorway is a short set of stairs leading north, down to the garage, and another short staircase to the west leading up to the “studio” space that is now used as a bedroom. This room contains a bathroom with toilet and shower with the sink located in the bedroom.

The Contract and Specifications that were issued by Beal carefully outline the materials that were to be used in the construction of the Chewning House. Interior walls were to be plaster and lath with the wood lath being “No. 2 white pine wood lath, rough sawn and of uniform width and thickness.”⁸ Any metal lath used at corners was to be black painted, expanded metal weighing not less than 3.4 pounds per square yard. The plaster was to be “Agatite” (or something else approved by Beal) with a finished color referred to as “California stucco.”⁹ Woodwork and trim was to be either yellow pine, white pine, or gum milled from first quality finishing lumber free of defects. These same species were used for doors throughout the house, which remain in place today. The windows were specifically to be white pine. Except for two sets of casements on the north (rear) elevation, all original windows remain. The two that have been replaced were replaced with aluminum-clad, single-lite casement windows.

Per the plans and specifications, flooring was to be laid east to west, and in most rooms, it was to be 13/16” x 2 ¼” white oak. The kitchen and bathroom floors were to be fir.¹⁰ Today, the oak floors remain throughout the house; however, the kitchen floor has been covered with a green and white linoleum and the bathroom floor has been covered with ceramic tile.

Integrity:

The Chewning House retains a high level of historic integrity. It has not been relocated, and it remains within a historic residential neighborhood that has changed little over the years. Materially, the house retains a majority of its original materials, including windows, that were in place when the house was constructed. Similarly, Beal’s design of the original house is intact, despite the addition to the rear of the main house. This addition utilizes existing openings and is distinguishable from the historic portion through the use of different windows and foundation material. Together, the setting, location, materials, design, and workmanship allow this house to communicate its feeling and association as Lawrence’s first truly modern residence.

⁸ Beal, “General Contract Specifications,” pages C-15.

⁹ Beal, “General Contract Specifications,” pages C-15.

¹⁰ Beal, “General Contract Specifications,” pages C-15.

Chewing House
Name of Property

Douglas County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

Period of Significance

1936

Significant Dates

1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Beal, George Malcolm

Period of Significance (justification)

The period of significance spans the year the house was constructed, 1936.

Criteria Considerations (justification)

N/A

Chewning House

Name of Property

Douglas County, Kansas

County and State

Narrative Statement of Significance

Summary

Built in 1936 for Bert and Helen Chewning, the house at 1510 Stratford Road in Lawrence, Douglas County, Kansas is being nominated under Criterion C as an example of a General Electric (GE) "New American Home." The houses built under this program were part of a coordinated effort between GE, the Federal Housing Administration (FHA), local financiers, and local builders and suppliers to put people to work and stimulate the economy during the Great Depression. "New American Homes" were known for being all-electric and designed from the inside-out, two features that were relatively new at the time. While it is unknown exactly how many "New American Homes" General Electric sponsored through the program, the Chewnings' house is the only known one in the immediate vicinity of Lawrence, Kansas and remains today as a testament to this era of dramatic change in residential living and what it meant to be "modern." As an early example of an "all-electric" home, the Chewnings' house can also be viewed as a model for the homes built under the post-World War II "all-electric" Gold Medallion Home Program, which utilized slogans and marketing similar to what General Electric used in their "New American Home" campaigns.

The Chewning House is often referred to by local architectural historians as the first modern house constructed in the city of Lawrence because in addition to being all-electric, it also is of a more modern architectural design than houses being constructed in the city during the 1930s. While it predates the "Lawrence Modern, 1945-1975" amendment (2014) to the 2001 *Historic Resources of Lawrence* Multiple Property Documentation Form (MPDF), the Chewning House is eligible for listing under the MPDF because it is significant as a precursor to modern architecture in the city. The context for "Lawrence Modern" notes that to be "modern" was "to be sleek, fast, efficient, technologically advanced, scientifically driven," and that is precisely what General Electric was promoting when it developed the "New American Home" program, which was exemplified in the construction of this house.¹¹ The context statement also mentions the Chewning House as an example of how modernist architecture had penetrated Lawrence by the mid-1930s noting that the house "has an efficient Modern-influenced floor plan, an asymmetrically placed hearth and chimney, and corner windows."¹² In addition to its more modern architectural design, the Chewnings' house also has a connection to the Federal Housing Administration and the National Housing Act, which also were responsible for assisting with the housing boom that occurred between 1945 and 1975.

Elaboration

Electricity & "the Restoration of Prosperity"

The modern electric utility industry can be traced back to as early as 1879 when Thomas Edison invented the light bulb; however, Edison knew his creation would mean nothing unless there was a method by which electricity could be distributed to consumers. Within three years, he had developed such a system and installed the world's first central electricity generating plant in New York City's financial district. With this new system created, companies began constructing numerous power plants in cities throughout the country. At the time, however, it was not a terribly inclusive system as customers generally had to reside within one mile or less of a power plant to get service, and residential service spread slower than it did for manufacturing and business customers. In 1907, only eight percent of Americans had homes serviced by electricity, and it was still a luxury for many as it was more expensive than gas.¹³

The years just after World War I saw an enormous amount of change in nearly every aspect of American life. While the country was experiencing major social changes, it also was in the middle of dramatic technological advancements including in the electrical industry. Beginning in the 1920s, consumers started seeing improved power transmission and an expansion of the electrical grid resulting in 35 percent of American households being electrified. By 1930, many *urban* areas found 95

¹¹ Dale Nimz, "Lawrence Modern, 1945 to 1975," Amendment to *Historic Resources of Lawrence, Douglas County, Kansas* Multiple Property Listing, Certified May 20, 2014, page 4. Accessed 14 November 2016 at [https://www.kshs.org/resource/national_register/MPS/Historic Resources Lawrence mps modern amendment.pdf](https://www.kshs.org/resource/national_register/MPS/Historic%20Resources%20Lawrence%20mps%20modern%20amendment.pdf).

¹² Nimz, "Lawrence Modern, 1945 to 1975," page 18.

¹³ "Emergence of Electrical Utilities in America," The National Museum of American History, accessed on November 27, 2017 at <http://americanhistory.si.edu/powering/past/h1main.htm>; Jill Jonnes, *Empires of Light: Edison, Tesla, Westinghouse, and the Race to Electrify the World* (New York, NY: Random House Publishing Group, 2003), 368.

Chewning House

Name of Property

Douglas County, Kansas

County and State

percent of households had electrical service.¹⁴ As more people could access electricity, electrical cooperatives in states such as California began advertising to homeowners that electrifying their home made it “modern.”¹⁵ Naturally, consumers began looking for new and improved home appliances, new types of lighting, and more efficient heating.¹⁶

General Electric anticipated this very moment. At the company’s founding in 1892 it set out to dominate the American electrical industry, which it could easily do as it enjoyed advantages over smaller companies including substantial financial resources, strong scientific and research capabilities, and market power as a seller and purchaser.¹⁷ In the earliest years of the 20th century, the company was primarily a producer of large electrical equipment (motors, turbines, and transformers) for railroads, public utilities, and other industrial enterprises. When Gerard Swope became president of the company in 1922, he brought with him an enhanced vision of corporate merchandising and service. He believed the company’s future was in the expansion of its mass consumer market. Swope had previously been an executive at Western Electric where he had imagined putting the “WE” brand on “everything electrical going into the American home.” At the time though, Western Electric was more focused on telephone equipment.¹⁸

When Swope joined General Electric, the interest in electrical appliances was just gaining momentum. The first electric range had been invented by George Hughes in 1910, but it wasn’t very practical. It wasn’t until the 1920s that there were the technological capabilities to create electrical appliances, specifically ranges, that could compete with those powered by its leading competitor, gas.¹⁹ Between 1923 and 1927 the company increasingly focused on electrical consumer products, launching the first refrigerator in 1927. Within two years it controlled nearly one third of the national market.²⁰

Even with their hold on the market, consumers were still largely utilizing gas appliances, especially ranges, within their homes.²¹ For General Electric’s part in this, they saw their obstacle as a lack of public recognition. Company leadership wanted Americans to know the company as a producer of large electrical equipment but also as “the nation’s crusader for an electrical consciousness.”²² They wanted the GE logo to be associated with human progress, and they wanted to develop a reputation for selling technology and a better life for Americans.²³

T. K. Quinn, a GE vice-president, saw promotion - not necessarily lower prices - as the way to get consumers to buy into their electrical appliances. In 1932 he wrote, “It is perfectly true that, all other things being equal, more ranges would be sold if electric current rates were lower. It is also perfectly true that, all other things being equal, more ranges would be sold if range prices were lower. But the real major cause of our slow progress is the lack of aggressive selling and sales promotional activity on a national scale.”²⁴

George Hughes, who in 1918 had merged his company with General Electric, agreed with Quinn’s assessment by stating, “We of General Electric-Hotpoint believe that the most important duty of the industry right now is to bring electric cookery and its modern-day advantages to the attention of the general public, to promote the electric range in every possible way at

¹⁴ “Emergence of Electrical Utilities in America,” The National Museum of American History, <http://americanhistory.si.edu/powering/past/h1main.htm>; Jonnes, *Empires of Light: Edison, Tesla, Westinghouse, and the Race to Electrify the World*, 368.

¹⁵ Ellen Parson, “Electrical History: The 1920s (1920-1929),” *Electrical Construction & Maintenance Magazine* (June 1, 2002), accessed 27 November 2017 at <http://www.ecmweb.com/content/1920s-1920-1929>.

¹⁶ Gene Smiley, “The U.S. Economy in the 1920s,” Economic History Association EH.net, accessed November 27, 2017 at <https://eh.net/encyclopedia/the-u-s-economy-in-the-1920s/>.

¹⁷ Leonard S. Reich, “Lighting the Path to Profit: GE’s Control of the Electric Lamp Industry, 1892-1941,” *The Business History Review* 66, no. 2 (Summer 1992): 305, accessed October 23, 2017 at <http://www.jstor.org/stable/3116940>.

¹⁸ Roland Marchand, “The Inward Thrust of Institutional Advertising: General Electric and General Motors in the 1920s,” *Business and Economic History* 18 (1989): 189, accessed October 23, 2017 at <http://www.jstor.org/stable/23702895>.

¹⁹ Jane Busch, “Cooking Competition: Technology on the Domestic Market in the 1930s,” *Technology and Culture* 24, no. 2 (April 1982): 224, accessed October 23, 2017 at <http://www.jstor.org/stable/3104038>; Eric Owles, “G.E.’s History of Innovation,” *New York Times* (New York, NY), June 12, 2017, accessed November 27, 2017 at https://www.nytimes.com/2017/06/12/business/general-electric-history-of-innovation.html?_r=1. Busch claims General Electric developed the electric range in 1905; however, other sources like the *New York Times* and “Industrial Design History.com” at Auburn University cite that Hughes developed the electric range in 1910 and then merged his company with General Electric.

²⁰ Marchand, “The Inward Thrust of Institutional Advertising,” 191.

²¹ Busch, “Cooking Competition,” 229.

²² Marchand, “The Inward Thrust of Institutional Advertising,” 190.

²³ Stanley Greenberg, *Middle Class Dreams: The Politics and Power of the New American Majority* (New Haven, CT: Yale University Press, 1996), 132.

²⁴ Busch, “Cooking Competition,” 234-235.

Chewning House

Name of Property

Douglas County, Kansas

County and State

every opportunity, to educate the housewives of America to its advantages."²⁵ The company needed a plan to promote their appliances in a way that actively demonstrated how they could make a consumer's life better.

For the 1933 World's Fair in Chicago, General Electric created the "House of Magic" to demonstrate to consumers how electricity in the home could improve their quality of life and make living more modern. Seven hundred thousand people visited the display where speakers explained all the features one could have in an electric kitchen, and home economists in the "Kitchen Institute" instructed people on how to use each appliance "to ease the housewife's burden."²⁶

All of this was occurring while the country was enduring the Great Depression. But there was perhaps no better company to undertake such a project at this time than General Electric. Going into the Depression, the company was thriving as the 1920s had been a tremendous success under Swope's leadership. They did experience some difficult times between 1929 and 1933 when revenues dropped 75 percent; however, by shortening the work week, cutting wages and reallocating skilled workers to lower-skilled jobs rather than laying them off, the company was able to turn a \$13 million profit in 1933. This approach meant they retained their talent so once economic growth returned, the company was poised to control the market. It also meant the company could continue creating new electrical appliances including the washing machine, vacuum cleaner, food mixer, and air conditioner. Despite the rough economy, consumers were still eager for new products, and to help them buy, the company launched the General Electric Credit Corporation in 1932 to provide credit to consumers who were not able to obtain it from troubled banks.²⁷ And there were certainly many more interested consumers by this time, as access to electricity was increasing steadily especially in rural areas where the federally owned Tennessee Valley Authority (TVA) was working to expand the electrical grid.²⁸

There were multiple new federal programs being created at this time in addition to the TVA, and Swope no doubt saw a benefit to working with the federal government. For years, he was a known supporter of cooperative ties between business and government, but it was not until Roosevelt took office and the New Deal was underway in 1933 that GE capitalized on developing those ties.²⁹

The first half of the 1930s saw many developments happening concurrently. New federal programs were increasing electrical access and there was an increased consumer desire for new products, which created a sales market for GE to fill. Having weathered the first years of the Depression better than most companies, they were able to create the products consumers desired, but they needed a way to promote them. One method was through the "House of Magic" exhibit at the 1933 World's Fair, and another was through the General Electric "Kitchen Coach" that traveled around the country to various cities and towns, as it did in Emporia and Iola, Kansas in 1933, to demonstrate what the all-electric kitchen could do for homeowners.³⁰ More significantly though, Swope's company developed a program by which they could partner with a federal program to put people to work and encourage them to spend money to stimulate the economy, while at the same time promoting the company's products. GE's program was the "New American Home" program; the federal program was the newly created Federal Housing Administration (FHA).

When elected in 1932, Roosevelt promised recovery through increased government regulations and public works projects. Part of his efforts included the passage of the National Housing Act on June 27, 1934. This act was to "encourage improvement in housing standards" and "to provide a system of mutual mortgage insurance." The Act also created the FHA and the Federal Savings and Loan Insurance Corporation. A contributing factor to the Great Depression was the bursting of the housing bubble of the 1920s; therefore, the federal government was looking for ways in which it could carefully revive

²⁵ Busch, "Cooking Competition," 235. Hughes established the Hughes Electric Heating Company in Chicago in 1910. He had been working on crude models of the electric range as early as 1904. In 1918, Hughes' company merged with Hotpoint Electric Heating Company and the heating device section of General Electric. The company was known as the Edison Electric Appliance Company and produced Hotpoint brand name products. (<http://www.industrialdesignhistory.com/node/133>)

²⁶ "General Electric at the 1933 World's Fair," YouTube video, 10:28, posted by The Museum of Innovation and Science, February 27, 2012 at <https://youtu.be/wGyrFUA1DIs>.

²⁷ The Boston Consulting Group, "Green Shoots, False Positives, and What Companies Can Learn from the Great Depression," BCG Perspectives, accessed October 23, 2017 at https://www.bcgperspectives.com/content/articles/collateral_damage_part_7/?chapter=3#chapter3_section3.

²⁸ Gregory B. Field, "Electricity for All: The Electric Home and Farm Authority and the Politics of Mass Consumption, 1932-1935," *The Business History Review* 64, no. 1 (Spring 1990): 33, accessed October 23, 2017 at <http://www.jstor.org/stable/3115844>.

²⁹ The Boston Consulting Group, "Green Shoots, False Positives," https://www.bcgperspectives.com/content/articles/collateral_damage_part_7/?chapter=3#chapter3_section3; Field, "Electricity for All," 37.

³⁰ "General Electric Kitchen: Visit this Magic Kitchen of the Modern House," *The Iola Register* (Iola, Kansas), April 12, 1933; "General Electric Kitchen: Visit this Magic Kitchen of the Modern House," *The Emporia Gazette* (Emporia, Kansas), May 2, 1933.

Chewning House

Name of Property

Douglas County, Kansas

County and State

the housing industry. The FHA was intended to provide federal guarantees of repayment to those entities issuing mortgages (banks, savings & loan associations, etc.) if they submitted to federal standards.³¹

When announcing the program, GE's Carl M. Snyder emphasized the need for cooperation and coordination between the various factors and groups interested in stimulating a revival of home construction. The cooperation and coordination that he was speaking of included that of General Electric, local financiers, local builders and suppliers, architects, and the federal government. GE would administer the design contest, select the winners, provide active assistance in erecting the winning designs by bringing together financing, builders and materials suppliers, and actively promote the houses in national and local advertising campaigns. Local builders and suppliers would construct the buildings, and the federal government through the FHA program and local financiers would assist buyers with acquiring the loans for purchasing display homes. When the program began, Snyder noted that there were 3,500 mortgagees deemed eligible under the FHA's Federal Home Mortgage Insurance program. There was also \$2 billion of life insurance company funds available for home mortgages as well.³²

After receiving 9,700 entries for the design contest, GE took the best suggestions and incorporated them into the program's very first home, which was the first of 500 model homes that were to be built that year as part of the "New American Home" program. The model home was put on display on the 11th floor of the R.C.A. Building at Rockefeller Plaza, and it was opened to the public for the first time on October 2, 1935. At the opening, Swope, along with Julian Gerard of the Federal Housing Administration and Jay Downer of the Rockefeller Center Board of Directors, hailed it as "a step toward the restoration of prosperity through the revival of the building industry."³³

General Electric stated that by the end of the program it would have sponsored the construction of one house for every 100,000 in US population. Additionally, the company estimated that the program would provide work for at least 80,000 people with an investment of approximately \$10,000,000.³⁴

An examination of newspaper articles reveals there was a great deal of excitement about the houses being built under the scheme. Much like the excitement surrounding the "Magic Kitchen" in 1933 where 700,000 people came to experience it, there were also reports about the vast number of people who toured the homes, eager to see what they offered. In just the first two days that the Chewnings' house at 1510 Stratford Road was open, more than 1,300 people visited it.³⁵ In Rollingwood, Maryland one home was kept open for additional days due to an "unabated stream of visitors."³⁶ The "New American Home" at Michigan Avenue and Roosevelt Road in Chicago reported being visited by 65,000 people during the roughly two and a half months it was open. The committee that sponsored it stated, "Most of the prospective homeowners who inspected the building indicated that they would incorporate many of its features in their own home plans."³⁷ There was clearly some consumer excitement and interest in the idea of the modern, all-electric house. Modernity was a common goal of the nation in the 1930s, as well as a goal of General Electric, and the "New American Home" was the standard bearer of modern living.³⁸

The company continued to promote their all-electric living as late as 1939 when they constructed a demonstration house at that year's New York World's Fair.³⁹ However, with the prospect of war quickly approaching, the hope of increased residential construction of all-electric houses was diminishing. As the United States entered the war, construction of

³¹ "National Housing Act," *The Living New Deal*, accessed 17 November 2017 at <https://livingnewdeal.org/glossary/national-housing-act-1934/>.

³² "G.E. Official Outlines Home Building Plans," *Wall Street Journal*, July 9, 1935.; "New American Homes Started by Taylor, Inc.," *The Washington Post*, June 16, 1935.

³³ "'New American' Home is Put on View Here; Hailed by Leaders as Step to Prosperity," *New York Times* (New York, NY), 2 October 1935.

³⁴ "New American Homes Started by Taylor, Inc.," *The Washington Post*, June 16, 1935.

³⁵ "Many See New Home," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 5, 1936.

³⁶ "New American Home Will Stay On Exhibition," *The Washington Post* (Washington D.C.), December 15, 1935. A previous story from *The Washington Post* on November 17, 1935 noted that one of the Rollingwood area "New American Homes" was receiving thousands of daily visitors from morning until night.

³⁷ "'New American Home' Will Be Closed Dec. 15," *Chicago Daily Tribune* (Chicago, Ill.), December 6, 1936.

³⁸ Busch, "Cooking Competition," 235 & 240; The Kansas Electric Power Company Advertisement, "Going Modern," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 5, 1936.

³⁹ "The Fred and Mary Zindler Residence, aka The All-Electric Demonstration home," Preserving Our Past Whitefish Bay Now, last updated 17 July 2009, <http://archive.whitefishbaynow.com/news/51027002.html>.

Chewning House

Name of Property

Douglas County, Kansas

County and State

residential buildings slowed considerably as resources were reallocated to the war effort.⁴⁰ Following these years of turmoil, Americans were ready to return to a normal way of living. With servicemen returning from the war many were eager to settle down, get married, and buy a house. And the numbers prove it. In 1944, there were 114,000 new homes constructed. In 1950, that number jumped to 1.7 million.⁴¹ Subdivisions were springing up almost overnight it seemed, and General Electric was continuing to promote its pre-war mantra of "Live Better Electrically."⁴²

This concept of electric living that General Electric created in the 1930s as a means of selling appliances and stimulating the economy went on to influence post war residential building throughout the 1950s and 1960s. In Prairie Village, Kansas the Kansas City Power & Light Company constructed their own all-electric model house in 1954, and 62,000 people came to see it. It was then sold and became a family home for 40 years.⁴³ Then in 1957, the National Electrical Manufacturers Association (NEMA) created the Gold Medallion Home Program to continue advocating for the all-electric house as the epitome of modern living. Their premise was the same as GE's in the 1930s: an increase in electricity use would lead to increased purchasing of electrical appliances, which in the end would help the country prosper.⁴⁴ NEMA created a marketing campaign under the same slogan as GE, to "Live Better Electrically," and aimed to build one million Gold Medallion homes nationwide. There are claims that NEMA succeeded in this goal, though there are no official numbers.⁴⁵ One thing that is certain though is that the all-electric house promoted by General Electric in the mid-1930s had an impact on the post-war residential building industry that continued for several decades.

The "New American Home" Program

The year in which the Chewnings' house was constructed was the second year of the "New American Home" program. In the winter of 1934 to 1935, the General Electric Company developed the concept of the program by holding an architectural design competition that aimed to develop medium-sized homes "to fit the desires of the average family."⁴⁶ The contest required that architects design homes from the inside out, making them flexible to fit the changing needs of the American family, and incorporate the latest and greatest in electrical and mechanical equipment. The homes did not need to represent any one specific architectural style, but they needed to reflect a new line of thinking regarding home design. Whereas conventional design had previously placed an emphasis on a stylized exterior, the "New American Home" program still looked to produce stylish homes but with an emphasis more on "comfort, convenience, and all-around livability" rather than ornate architecture.⁴⁷

General Electric received 9,700 entries from architects throughout the United States.⁴⁸ After selecting the winning designs (of which there were at least 1,000), GE administered a building program in "population centers all over the country."⁴⁹ The company persuaded local builders and suppliers to construct the homes through local financing, open them to the public for

⁴⁰ United States Department of Labor, "Construction in the War Years 1942-1945: Employment, Expenditures, and Building Volume Bulletin No. 915," Federal Reserve Bank of St. Louis, page 24, accessed December 14, 2017 at https://fraser.stlouisfed.org/files/docs/publications/bls/bls_0915_1948.pdf.

⁴¹ Claire Suddath, "The Middle Class," *TIME*, 27 February 2009, accessed December 14, 2017 at <http://content.time.com/time/nation/article/0,8599,1882147,00.html>.

⁴² Sarah Rich, "The American Dream House Only Worked in Dreams and Commercials," *The Atlantic*, September 25, 2015, accessed December 14, 2017 at <https://www.theatlantic.com/business/archive/2015/09/the-post-war-american-home/407227/>.

⁴³ "The 1950s All Electric House," Johnson County Government, accessed December 14, 2017 at <https://www.jocogov.org/facility/the-1950s-all-electric-house>.

⁴⁴ Pat Walsh, "Gold Medallion Homes Bespeak Decades of Energy Efficiency," Nema Currents: The Blog of the Electroindustry, last updated March 15, 2016, <http://blog.nema.org/2016/03/15/gold-medallion-homes-bespeak-decades-of-energy-efficiency/>.

⁴⁵ Walsh, "Gold Medallion Homes Bespeak Decades of Energy Efficiency," <http://blog.nema.org/2016/03/15/gold-medallion-homes-bespeak-decades-of-energy-efficiency/>.

⁴⁶ "New American Home Explained," *Lawrence Daily Journal-World*, December 2, 1936.

⁴⁷ "New American Home Explained," *Lawrence Daily Journal-World*, December 2, 1936.; "New American Home Nearby Opened by General Electric," *The Washington Post* (Washington D.C.), November 10, 1935.

⁴⁸ "New American Home is Put on View Here," *New York Times*, October 2, 1935. Beal was one winner of this design contest. When the Chewnings' house was opened to the public there were multiple news stories in the *Lawrence Daily Journal-World* talking about the "New American Home" program, how the contest worked, and how the Chewnings' house reflected the ideas of the program.

⁴⁹ Advertisement for the "New American Home," Rosedale Apartments Nomination to the National Register of Historic Places, Cranston, Rhode Island, accessed October 23, 2017 at http://www.preservation.ri.gov/pdfs_downloads/national_pdfs/cranston/crns_narragansett-blvd-1180_rosedale-apartments.pdf. In 1935 and 1936 there are news articles discussing other houses being built as part of the program near Washington D.C., Chicago, Los Angeles, Whitefish Bay, Wisconsin and Columbia, South Carolina.

Chewning House

Name of Property

Douglas County, Kansas

County and State

inspection, and put them on the market for sale. The first year of the program saw homes being constructed in late 1935, and when the Chewnings' house was completed, the 1936 program was in full swing having built upon the success of the 1935 program.⁵⁰

In outlining the plan in July 1935, General Electric's "New American Home" appliance director, Carl M. Snyder, stated that the program included actively assisting in the construction of at least 1,000 display homes in different areas of the country.⁵¹ Unlike Lawrence where there is no evidence that additional "New American Homes" were constructed, some areas had multiple display houses, which were frequently discussed in numerous local newspaper articles. In the program's first year, there were at least five "New American Homes" under construction in Rollingwood, Maryland just across the district line from Washington D.C. Built by Waverly Taylor, Inc. these houses were said to coincide with hundreds of demonstration homes in communities across the country and were part of "one of the most ambitious housing programs ever undertaken by a single organization."⁵²

It is not known specifically how many years General Electric sponsored the construction of "New American Homes" following the contest. Historic newspaper articles about houses being built under the program are easily located for 1935 and 1936, but there have been no references found regarding houses being sponsored after this two-year period. A 1935 advertisement for the program in *Better Homes & Gardens* explained that a "New American Home" was the most livable house you ever saw, and that it "shows what can be done to provide new standards of health, comfort and convenience...."⁵³ It also encouraged people to contact the company to learn more about how one could make their home "New American" either by building a new house or within their present home. It is possible that General Electric only sponsored the construction of designs from the contest in 1935 and 1936, using these years as a marketing strategy to educate and sell the public on their new electrical appliances.⁵⁴

There are several potential reasons behind General Electric's creation and implementation of this program. Two, somewhat interconnected reasons include, an expansion of electrical power as a utility, and with this expansion, a campaign by General Electric to promote its new electrical appliances. The "New American Home" program was a great way to promote both electricity and their products.

Perhaps more significantly though, when the program was announced the United States was dealing with the Great Depression, and the country was looking for ways to put people to work and stimulate the economy. According to Snyder (the company's appliance director) the program aimed to stimulate and revive the residential building economy, which obviously had slowed during the Depression.⁵⁵ While General Electric conceived of the project and provided the overall marketing campaign to promote it and their products, the company saw it as a way to put builders and suppliers to work, as well as a method to stimulate the home buying market through working with the Federal Housing Administration.⁵⁶

⁵⁰ "New American Home Explained," *Lawrence Daily Journal-World*, December 2, 1936. No official record could be found for the number constructed in either 1935 or 1936. News articles outlining that program initially stated 500 would be built, and then others reference 1,000 being built.

⁵¹ "G.E. Official Outlines Home Building Plans," *Wall Street Journal*, July 9, 1935. An article from the *New York Times* in October 1935 indicated there were 500 being built at that time; however, an article in the *Washington Post* a month later indicated there were approximately 1,000 opening to the public. Based on Snyder's comment and these news stories, it seems probable that the plan was to build 1,000 homes total with perhaps 500 in 1935 and 500 additional homes in 1936.

⁵² "New American Home Speeded In Rollingwood," *The Washington Post* (Washington D.C.), September 29, 1935.; "New American Home Nearby Opened by General Electric," *The Washington Post*, November 10, 1935. According to the *Lawrence Daily Journal-World* article, "New American Home Explained by Architect and Builder," in 1935 more than five million people inspected more than 300 homes. In looking at local newspapers from the year, there are no references to other "New American Homes" being constructed near Lawrence. When multiple "New American Homes" were being constructed near one another, newspapers tended to at least note this in their coverage so that members of the public could visit an additional home.

⁵³ Advertisement for the "New American Home," Rosedale Apartments Nomination to the National Register of Historic Places, Cranston, Rhode Island. This was a common theme in "New American" advertisements throughout 1935, 1936 and even through 1938.

⁵⁴ Carolyn M. Goldstein, "From Service to Sales: Home Economics in Light and Power, 1920-1940," *Technology and Culture* 38, No. 1 (January 1997): 127, accessed October 23, 2017 at <http://www.jstor.org/stable/3106786>. After World War I, companies such as General Electric and Westinghouse invested their resources in extensive research and marketing to improve their control on the electric appliance industry. Some of this involved home economists and other programs to educate people about electricity and how electrical consumer goods could make their life better.

⁵⁵ "G.E. Official Outlines Home Building Plans," *Wall Street Journal*, July 9, 1935.

⁵⁶ "New American Homes Started by Taylor, Inc.," *The Washington Post*, June 16, 1935.

Chewning House

Name of Property

Douglas County, Kansas

County and State

The Bert & Helen Chewning House

Throughout the 1920s and 1930s, the city of Lawrence, Kansas grew only modestly with just seven plats dating to the period after 1920: the first in 1925 and the final two in 1938.⁵⁷ In August 1931, Douglas County Engineer E.E. Trueblood approved Samuel John Hunter's plat for "Block 4 and Lots 4 & 5 of Colonial Court" in what was known as the West Hills District. (Figure 4) This area was one of the first residential developments near the University of Kansas and one of the first to break away from the traditional street grid.⁵⁸ It was on block 4, lot 8 that George Malcolm Beal designed what is now known as Lawrence's first modern home for KU postal worker Bert S. Chewning and his wife, Helen.⁵⁹ Upon completion, the Chewnings' new "modern" house was also known as Lawrence's only General Electric "New American Home" with Beal's design being one of the 1,000 winning designs.⁶⁰

Sometime prior to July 1936, Beal, a University of Kansas architecture professor, produced architectural drawings for the Chewnings.⁶¹ A graduate of KU, Beal became a professor in 1925 and served as the chair of the KU architecture department between 1945 and 1962. Shortly after becoming a professor, Beal completed a certificate in architecture at the Fontainebleau School of Fine Arts in Paris.⁶² It was this training that allowed Beal to be instrumental in morphing KU from a school of traditional architecture to one of modern architecture. He also had become acquaintances with Frank Lloyd Wright, becoming one of Wright's Taliesin Fellows in 1934.⁶³ No correspondence between Beal and the Chewnings can be located; however, it may have been for this unique background and design aesthetic that the Chewnings selected Beal to design their new home. It is also possible that the Chewnings met Beal through the university. From approximately 1931 to 1957, Bert worked as the superintendent of the KU post office where he and Beal may have crossed paths.⁶⁴

Once the house was designed, Beal issued an incredibly detailed contract and specifications document, and local builder J.L. "Tommy" Constant and his firm, Constant Construction, was hired. Constant is primarily remembered for his larger commercial and public building projects in Lawrence some of which include Lawrence High School, St. John Catholic School, Capitol Federal Savings and Loan, the KU Campanile, Smith Hall, and Douthart Hall.⁶⁵

When the Chewnings' house was completed in early December 1936, the *Lawrence Daily Journal-World* ran a full, two-page spread about the "New American Home" at 1510 Stratford Road. It included a story explaining what the "New American Home" was, short articles on some of the features found in the home, and plenty of advertisements noting who had a role in building and outfitting the house. There also was a large advertisement stating that the house would be "Open For Inspection" for one week beginning December 3rd. It was noted that, "Somebody will be at the door to greet you and show

⁵⁷ Nimz, "Lawrence Modern, 1945 to 1975," page 9.

⁵⁸ Nimz, "Lawrence Modern, 1945 to 1975," page 9; and "West Hills Plat of Block 4 and Lots 4 & 5 of Colonial Court Also Dedication of the Streets as shown Heron for Public Use," Douglas County Register of Deeds, Volume 3 Page 37, recorded 5 August 1931.

⁵⁹ Additional Abstract of Title, S.J. Hunter to Bert Stinson Chewning and Helen Magdalene Chewning, May 11, 1936 (recorded May 11, 1936), Douglas County, Kansas, Deed Book 133, page 604, Register of Deeds Office, Douglas County, Kansas.

⁶⁰ "Open For Inspection Tomorrow The 'New American' Home 1510 Stratford Road (West Hills) Lawrence, Kansas," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.

⁶¹ Beal, "General Contract Specifications," pages A-1. The General Contract Specifications list the Chewnings by name as the customer and includes July 14, 1936 as the date. July 1936 is also included on the architectural plans. Since the house was selected by the General Electric Company, Beal likely submitted the drawings for the contest earlier in the year. No correspondence between the Chewnings and Beal has been located, and there is no mention of the contest in Beal's papers at the University of Kansas. It also is unknown whether the design was later built elsewhere in the country. General Electric occasionally advertised winning designs for construction anywhere.

⁶² Not to be confused with the centuries-old École des Beaux-Arts in Paris, the Fontainebleau School of Fine Arts was founded in 1923. More information is found at the school's website: <http://fontainebleauschools.org/about> (accessed May 21, 2018).

⁶³ Dennis Domer, Tom Harper, William Steele, "Architects," Lawrence Modern, accessed 21 December 2016 at <https://lawrencemodern.com/architects-2/>; University of Kansas Libraries, "Guide to the George M. Beal Collection - Biography of George Beal," accessed December 21, 2016 at <http://etext.ku.edu/view?docId=ksrlead/ksrl.ua.bealgeorge.xml;route=ksrlead;query=>; John Charlton, "George Malcolm Beal House" National Register nomination, Certified December 29, 2015. Accessed May 21, 2018 at https://www.kshs.org/resource/national_register/nominationsNRDB/KS_DouglasCounty_Beal-CharltonHouseNR.pdf. Frank Lloyd Wright established his private Taliesin Fellowship school in 1932 where apprentices could come to study under him. More information is available at <http://taliesinfellows.org/i/taliesin-fellows/>.

⁶⁴ "Bert S. Chewning Obituary," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 16, 1981.

⁶⁵ Dennis Domer, Tom Harper, William Steele, "Builders," Lawrence Modern, accessed December 21, 2016 at <https://lawrencemodern.com/builders/>.

Chewning House

Name of Property

Douglas County, Kansas

County and State

you through this unique home -- Complete with furniture and all modern conveniences -- A splendid example of the Nation-wide presentation of the 'New American' Home by the General Electric Co...."⁶⁶

What did it mean to be a "New American Home" though? An article in the *Lawrence Daily Journal-World* on the day prior to the home's opening to the public explained that visitors to other "New American Homes" have "been impressed with their interior planning."⁶⁷ Part of the requirement to be one of these specially designated homes was that they had to be designed from the inside out instead of the reverse, which had been typical up until about the 1930s. Rooms were arranged by function with each room having a defined purpose to eliminate wasted space, and a large number of windows were incorporated to admit an abundance of natural lighting.⁶⁸

Beal did design the Chewnings' house at 1510 Stratford from the inside out, allowing the exterior to conform to the interior, which has been described as "a model of efficiency and functionality."⁶⁹ The house has a large entry foyer with doors leading to every room in the house. This layout allows the house to feel much larger. The living/dining area has a ceiling that soars upward and an asymmetrically placed fireplace serves as a central element. The casement windows provide excellent natural light that enters the house from many directions.⁷⁰

In addition to being designed for a more efficient way of living, the "New American Home" was also all-electric with an aim to reduce the drudgery of housekeeping thus making life more comfortable and easy. Like other "New American Homes," the Chewnings' house incorporated the latest technology including radial wiring, automatic heating and air conditioning, scientific lighting, and GE branded appliances.⁷¹ Prior to the 1930s, air conditioning was only found in larger public venues such as the Rivoli Theater in New York City. By the early 1930s, General Electric had produced 32 prototypes for a residential cooling system.⁷²

An advertisement for Kennedy Plumbing and Electric Company on the December 2, 1936 two-page spread of the *Lawrence Daily Journal-World* noted that the company had installed complete plumbing, radial wiring with new G-E circuit breakers, Lightoiler lighting fixtures, and the following GE amenities: air conditioning furnace, range, refrigerator, dishwasher, disposal unit, kitchen ventilating fan, ironer, washer, radio, and many other small appliances.⁷³ Other local businesses that had a role in making the Chewnings' "New American Home" a reality included: Daniels Insurance Agency, South Lawrence Lumber Company, Weaver's Department Store, Veatch Furniture Company, and Green Brother's (Builder's Hardware and Sherwin-Williams Paints).⁷⁴

In a General Electric advertisement for the house in the *Lawrence Daily Journal-World* on December 5, 1936, "New American Homes" were described as "not an expensive luxury" citing that they cost less than ordinary houses when one factored in operating costs and repairs, and that visitors should come see how much more their dollars could purchase in "comfort, economy of upkeep, and labor saving when you build or remodel scientifically."⁷⁵ It went on to describe how the features built into this home contributed to making life more gracious, easy, and convenient. An advertisement on the same

⁶⁶ "Open For Inspection Tomorrow," *Lawrence Daily Journal-World*, December 2, 1936.

⁶⁷ "New American Home Explained," *Lawrence Daily Journal-World*, December 2, 1936.

⁶⁸ "New American Home Explained," *Lawrence Daily Journal-World*, December 2, 1936.; Nimz, "Lawrence Modern, 1945 to 1975," page 3 and 4. Designing buildings from the inside-out was a key characteristic of the modern architectural movement that became more accepted in the 1930s. While General Electric desired that "New American Homes" be designed from the inside-out, this did not mean that houses had to be modern in architecture. They could be of any architectural style desired by the architect.

⁶⁹ Domer, Harper, Steele, "Chewning House," <https://lawrencemodern.com/bakers-dozen/chewning-house/>. Newspaper articles are the only source of detailed information on the specifics of the house, and what was being said about it. Unfortunately, no articles have been found that highlight what other architects or visitors thought of the architectural design.

⁷⁰ Domer, Harper, Steele, "Chewning House," <https://lawrencemodern.com/bakers-dozen/chewning-house/>.

⁷¹ "Open For Inspection Tomorrow," *Lawrence Daily Journal-World*, December 2, 1936; General Electric Advertisement, "Your Building Dollars Buy More In A 'New American' Home See the G-E Sponsored Demonstration Home Now Open at 1510 Stratford Road," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.

⁷² Department of Energy, "History of Air Conditioning," last updated July 20, 2015, <https://www.energy.gov/articles/history-air-conditioning> (accessed May 23, 2018).

⁷³ Kennedy Plumbing & Electric Company Advertisement, "In This New American Home We Have Installed," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936. Lightoiler began producing lighting fixtures under a different name as early as 1904. By the 1920s, the company was known for its high-end designs. Many of the other electric features were rather new, especially for residential use.

⁷⁴ Various advertisements, *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.

⁷⁵ "You Can Own a 'New American' Home For What You Pay In Rent," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 5, 1936.

Chewning House

Name of Property

Douglas County, Kansas

County and State

page from the Kansas Electric Power Company referred to the "New American Home" as modern and "time-releasing" because it was filled with new GE electrical appliances.⁷⁶

The *Lawrence Daily Journal-World* anticipated that several thousand people would come to examine the house during the week it was open, and they likely were correct. As previously mentioned, more than 1,300 people visited the Chewnings' house in just the first two days that it was open with some coming from Missouri, Oklahoma, Colorado, and New Mexico. News reports indicated that there had been a favorable reaction from visitors, many of whom spent a great deal of time inspecting the "unusual features" typical of the "New American Home."⁷⁷ No comprehensive list of "New American Homes" has been located to date so there is no way to definitively know how close to Lawrence another home was built under this program; however, the fact that people came from other states might be an indicator that the Chewnings' house was the only "New American Home" built in the region.

The West Hills "District"

The Bert & Helen Chewning house at 1510 Stratford Road is located within the West Hills neighborhood, which was one of the first areas in Lawrence, Kansas to do away with the traditional street grid pattern of development. In 1926, the local paper hailed West Hills as one of the most recent developments in Lawrence. Bound by Tenth Street on the north, Thirteenth Street on the south, West Campus Road on the east and California Street on the West, the neighborhood was considered "modern" by some, despite not being within the city limits of Lawrence.⁷⁸

The land had been purchased nearly seven years earlier by Samuel John Hunter, a retired University of Kansas professor and state entomologist. Hunter had arrived in Lawrence from Garnett, Kansas in September 1888 to attend the University of Kansas. He worked his way through college as a messenger for Chancellor F.H. Snow, a math tutor, and by operating a boarding club. Following graduation, he became the head of the New Atchison County High School at Effingham for a short time before returning to KU, at the request of Chancellor Snow, to take a position as an assistant professor of entomology. Within a few years, Chancellor Frank Strong had named Hunter head of the department and then named him state entomologist, a position he held until retiring from KU in 1924. Five years prior to retiring, Hunter had already begun planning the next phase of his life by purchasing a 49-acre tract from Mary R. Emery, widow of Judge James S. Emery (one of the early New England immigrants to Lawrence). It was this land that became West Hills.⁷⁹

For a city built primarily on a grid system for decades, the West Hills district really was a diversion. It was laid out in the "line of modern city planning" where straight lines of streets had been eliminated and houses were placed in order to achieve the best view, specifically of the Wakarusa and Kaw valleys, rather than simply facing their street frontage.⁸⁰

By 1922, Hunter had outlined how his "Westhill Community District" would be developed by establishing deed restrictions. All lots were required to be single-family residences, no flats or apartments were allowed, and no lot was to be sold to or used by anyone who was not white. There also were requirements for what a house should cost to construct. Any house built facing Michigan Avenue (present day West Campus Road) was to cost no less than \$10,000, while houses built on any other street were to cost no less than \$5,000. Accessory structures built on any of the lots were to match the materials and architectural style of the residence with which they were associated, and the restrictions also outlined building setbacks for homes and garages. To ensure "harmony good taste and a class of architecture becoming of the District," all building plans were required to be reviewed and approved by the Westhill Community Improvement Committee before ground was

⁷⁶ "Going Modern," *Lawrence Daily Journal-World*, December 5, 1936. In "From Service to Sales: Home Economics in Light and Power, 1920-1940," published in *Technology and Culture* in 1997, author Carolyn Goldstein notes that middle-class women were seen as the gateway to selling more electrical appliances. Companies believed that by showing housewives how these appliances could save time, and therefore labor, they could sell more of them because the housewives helped convince husbands to buy into these appliances. GE saw the "New American Home" program and the selling of more appliances as a way to help stimulate the economy and pull America out of the Great Depression.

⁷⁷ "New American Home Explained," *Lawrence Daily Journal-World*, 2 December 1936.; "Many See New Home," *Lawrence Daily Journal-World*, December 5, 1936. In "New American Home Explained," it is reported that in 1935 more than 5 million people inspected more than 300 homes.

⁷⁸ "West Hills Has Five Acre Park- Several New Residences Have Been Built in This District," *Lawrence Daily Journal-World* (Lawrence, Kansas), September 11, 1926.; "Agree On Policy- City Commissioner and West Hills Water Users Come to Terms," *Lawrence Daily Journal-World* (Lawrence, Kansas), March 11, 1929.

⁷⁹ "He Dreamed Of A More Beautiful Lawrence- Thirty-three Homes Now in West Hills; More Are Planned," *Lawrence Daily Journal-World* (Lawrence, Kansas), September 13, 1938.

⁸⁰ "West Hills Has Five Acre Park," 11 September 1926.

Chewning House

Name of Property

Douglas County, Kansas

County and State

broken for construction.⁸¹ At the time, the committee was to consist of S.J. Hunter, F.J. Kelly, and R.A. Kent. Vacancies were to be filled by a vote of the property owners in the District, and each owner got one vote for each foot of street frontage they owned.⁸²

While some may have considered West Hills a "modern" development because it eschewed the traditional grid street pattern in favor of the curvilinear streets still present today, others might have noted its more modern development trend of having all utilities installed prior to a lot being sold. Hunter may have believed it was a helpful marketing tool to allow potential buyers to know the exact final cost of their lot before constructing a home. And when a lot was sold, iron corner posts were sunk in mortar.⁸³

By 1925 the West Hills District had at least eight parties involved in crafting the future of the neighborhood: S.J. & Lida Hunter (1145 West Campus Road), Dentist Edward & Stella K. Bumgardner, R.A. & Ellen C. Kent, F.J. & Clarice Kelly, Dr. Raymond Cecil & Georgina Moore (1201 West Campus Road), Professor Arthur J. & Flora Boynton (1125 West Campus Road), University Bursar Karl & Alfreda Klooz (1119 West Campus Road), and William & Emma May Zweifel (1132 West Hills Parkway).⁸⁴

In this same year, the City of Lawrence agreed to allow Hunter to construct sewer lines and connect them with the City's public sewer system at Ninth and Michigan Streets at the owners' expense, and owners in the district had established an agreement with Citizens Light, Heat and Power to install gas mains and pipes for each residence.⁸⁵ The residents of the District also had decided to allow KU Sororities and Fraternities to construct residences within the district. They were admitted on the same terms and subject to all conditions for other properties in West Hills except they did not need to have interior arrangements similar to single family homes.⁸⁶ Additionally, a small civic center comprised of "trees, shrubs, a grass plot and stone seats with electric lights at each end" was built at the junction of West Hills Parkway and Broad View Road in 1926. Five acres were also set aside as a private park, and as the neighborhood grew, sidewalks and roads were added or extended.⁸⁷

The neighborhood developed more or less in an east to west fashion with the earliest construction occurring in the mid-1920s along West Campus Road. Throughout the 1930s, construction focused on West Hills Parkway, Colonial Court, Emery Road, High Drive and Stratford Road (east of Emery) with a few properties being developed on the eastern portion

⁸¹ As of early 2017, the West Hills Homes Association still maintained an architectural committee. Their website outlining this committee had been available at <http://west-hills.org/WHHADetails.html#morearch>; however, this website is no longer active as of May 2018.

⁸² Deed of Dedication, R.A. Kent (agent), T.O. Kent Real Estate. S.J. Hunter & Wife (Lida C.), F.J. Kelly & wife (Clarice N.), and P.B. Lawson and wife (Sadie A.), June 1, 1922, Douglas County, Kansas, Deed Book 108, Page 334, Register of Deed's Office, Douglas County, Kansas (as printed in "Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722."). The construction costs were reevaluated in 1924 at the same time the district was renamed "West Hills" and Michigan Avenue was renamed West Campus Road. At this time houses fronting West Campus Road were to cost no less than \$7,500 and all other houses were to cost no less than \$4,000. The deed also gives details on how the deed restrictions could be lifted within a specified timeframe provided the owners of a majority of the net acreage agreed to amend or abolish them.

⁸³ "West Hills Has Five Acre Park," September 11, 1926.

⁸⁴ Amendment to Restrictions and Dedication West Hills, Stella K. Bumgardner, Edward Bumgardner, R.A. Kent, for Ellen C. Kent, (widow) F.J. Kelly, Clarice N. Kelly, S.J. Hunter, Lida C. Hunter, R.C. Moore, Georgina Moore, Arthur J. Boynton, Flora S. Boynton, Karl Klooz, Alfreda C. Klooz, Emma May Zweifel, Wm. Zweifel, Recorded September 28, 1925, Douglas County, Kansas, Deed Book 114, Page 530, Register of Deed's Office, Douglas County, Kansas (as printed in "Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722."); "West Hills Has Five Acre Park," September 11, 1926.

⁸⁵ Agreement, The City of Lawrence to S.J. Hunter and Lida C. Hunter, May 4, 1925 (recorded May 13, 1925), Douglas County, Kansas, Deed book 114, page 448, Register of Deed's Office, Douglas County, Kansas (as printed in "Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722."); Easement, S.J. Hunter, Lida C. Hunter, R.C. Moore, Arthur J. Boynton, Flora S. Boynton, Karl Klooz, Alfreda C. Klooz, Emma M. Zweifel, Wm. Zweifel, Stella K. Bumgardner, Edward Bumgardner, R.A. Kent for Ellen C. Kent, F.J. Kelly, Clarice N. Kelly, August 12, 1925 (recorded October 22, 1925), Douglas County, Kansas, Deed book 114, page 546, Register of Deed's Office, Douglas County, Kansas (as printed in "Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722.").

⁸⁶ Amendment to Restrictions and Dedication, Recorded September 28, 1925, Douglas County, Kansas, Deed Book 114, Page 530, Douglas County, Kansas.

⁸⁷ "West Hills Has Five Acre Park," September 11, 1926.

Chewning House

Name of Property

Douglas County, Kansas

County and State

of University Drive. The rest of Stratford Road, University Drive, Oxford Road, Cambridge Road and Avalon Road were then developed between the 1940s and the late 1950s.⁸⁸

Hunter placed several newspaper ads and wrote short articles noting the perks of building in West Hills. He claimed, "Remember, that location makes or mars the home." Lots with a "commanding view with city water, sewer, paving, and gas all paid for" could be acquired at a rate of \$10 per front foot with a depth of 130 to 140 feet (1510 Stratford is 140 feet deep by 75 feet wide).⁸⁹ It is likely that West Campus Road was paved by 1930, but it was not until residents petitioned the county in summer of 1931 that it was announced a resolution had been passed for the paving of Stratford Road, West Hills Parkway, and West Hills Terrace.⁹⁰ Over the years, additional paving was added to extend existing streets, and new streets were added to attract new residents. It seemed to work. By 1938, West Hills was home to thirty residences and three fraternities. Three additional houses were under construction, and 18 other parcels had been sold.⁹¹ The neighborhood eventually became part of the City of Lawrence when it was annexed November 24, 1947.⁹²

Newspapers at the time seemed to suggest that many might have thought Hunter crazy to undertake such a project because "Lawrence was not ready for such an elaborate residential district," but it appeared to be popular, especially with those working at the University of Kansas who enjoyed a very short commute. Some of the neighborhood's earliest residents included multiple professors and deans, the university bursar, and even the superintendent of the University's post office, Bert Chewning.⁹³

Architect and Builder

George Malcolm Beal (September 15, 1899 to March 8, 1988)

George Malcolm Beal was born September 15, 1899 in Topeka, Kansas. After graduating from Topeka High School in 1918, he served in the United States Navy during World War I until being discharged in 1920. He first enrolled in the U.S. Naval Academy, but finding a desire to study architecture, he came back to Kansas where he enrolled in the architecture program at the University of Kansas (KU). In 1923, he graduated with a Bachelor of Science in Architecture and a Bachelor of Science in Architectural Engineering. Two years later he completed a master's degree in architecture and was hired by KU as an assistant professor of architecture. A year later, he married Helen R. Rutledge and moved to Paris, France to study for a certificate in architecture at the Fontainebleau School of Fine Arts.⁹⁴ Upon returning to KU in 1928, this training helped Beal transform the university from a Beaux-Arts style program to a school of modern architecture. In the 1930s he befriended Frank Lloyd Wright while an early Taliesin Fellow at Wright's school, and Wright later visited KU several times during his lifetime. Beal remained a friend of Wright's until the well-known architect died in 1959.⁹⁵

In 1936, Beal was appointed to full professor. He became an influential force in future KU Professor Curtis Besinger's decision to also join the Taliesin Fellowship in 1939. That same year that Besinger left for the Fellowship, Beal developed something known as the inside-outside heliodon. This instrument aided in having a better understanding of how natural light from the sun would appear at a defined latitude on any given day of the year. This allowed him to then situate and design buildings in such a way as to achieve maximum active and passive solar heating.⁹⁶

⁸⁸ City of Lawrence/Douglas County Planning & Development Services Department, Conversation with author, October 31, 2016.

⁸⁹ S.J. Hunter, "West Hills District," *Lawrence Daily Journal-World* (Lawrence, Kansas), February 2, 1931.

⁹⁰ "To Pave In West Hills," *Lawrence Daily Journal-World* (Lawrence, Kansas), August 5, 1931.

⁹¹ "Would Pave Streets- Four Petitions Presented to County Commissioners," *Lawrence Daily Journal-World* (Lawrence, Kansas), November 4, 1937; "He Dreamed Of A More Beautiful Lawrence," *Lawrence Daily Journal-World* (Lawrence, Kansas), September 13, 1938.

⁹² Ordinance No. 2150, City of Lawrence, Kansas, Recorded February 6, 1948, Douglas County, Kansas, Deed Book 163, Page 155, Register of Deed's Office, Douglas County, Kansas.

⁹³ "He Dreamed Of A More Beautiful Lawrence," *Lawrence Daily Journal-World*, September 13, 1938.; R.L. Polk & Company's Lawrence City Directories 1926 to 1930, (Sioux City, Iowa: R.L. Polk & Company).

⁹⁴ Domer, Harper, Steele, "Architects," Lawrence Modern; University of Kansas Libraries, "Guide to the George M. Beal Collection - Biography of George Beal," Charlton, "George Malcolm Beal House."

⁹⁵ Domer, Harper, Steele, "Architects," Lawrence Modern; University of Kansas Libraries, "Guide to the George M. Beal Collection - Biography of George Beal," Charlton, "George Malcolm Beal House."

⁹⁶ Domer, Harper, Steele, "Architects," Lawrence Modern.; Dennis Domer, Tom Harper, William Steele, "Beal House," Lawrence Modern, accessed December 21, 2016 at <https://lawrencemodern.com/bakers-dozen/university-place/>.

Chewning House

Name of Property

Douglas County, Kansas

County and State

George Beal went on to again serve in the United States Navy during World War II. Afterward, he served as chair of the Department of Architecture from 1945 to 1962, and then became the University's director of architectural services in 1967. He retired in 1970 to pursue other interests, including other inventions like an electrical model known as the "Mental Functions Complexity Model" that demonstrated how parts of the brain relate to each other.⁹⁷ He died on March 8, 1988 and is buried in Pioneer Cemetery located on the University of Kansas Campus in Lawrence, Kansas.

J.L. "Tommy" Constant (February 17, 1899 to September 21, 1973)

Born in Lawrence in 1899, J.L. "Tommy" Constant is a well-known fixture in the history of Lawrence, Kansas. After serving in the Army during World War I and completing a degree in civil engineering from the University of Kansas in 1923, Tommy inherited the Constant Construction business from his father, J.T.⁹⁸ During his career, Tommy is known for building many of Lawrence's most important buildings including Lawrence: Lawrence High School, St. John Catholic School, Lawrence National Bank, Capitol Federal Savings and Loan, Hallmark Cards, West Hills Apartments, the Campanile, Smith Hall, Douthart Hall, Blake Hall, and more. Those who knew him best remember that Tommy was driven by a love of buildings. He not only dreamed about them, but he invested money in them and built them himself. Upon his death in 1973, the *Lawrence Journal-World* described Tommy as a "dignified gentleman who never talked down to anyone, laborer or skilled craftsman, and never fawned on the upper echelon, either."⁹⁹

While he was an accomplished builder, Tommy may be even better remembered as a community leader who held a progressive attitude and exhibited a high level of integrity. This reputation likely comes from his actions while serving as a city commissioner in the early 1960s when the Ku Klux Klan attempted to take over the City's government. According to newspaper accounts, he fought them to a standstill.¹⁰⁰

Both he and his wife Frances were philanthropic. Through their estates they established many funds, some of which included a scholarship and a fellowship for engineering students, as well as professorship in the engineering school, at the University of Kansas. Additionally, they created a library acquisition fund endowment and a scholarship fund at Baker University.¹⁰¹

Conclusion

The Chewning House is not solely significant because it was built under the "New American Home" program and served as an example of technological advancements in the home that continued to influence the housing industry even after World War II. It also is significant because many consider it to be one of the first modern houses in the City of Lawrence; therefore, it is seen not only as a precursor and influencer of a modern way of living but also one of architectural design. It is proof that Modernism had penetrated Lawrence by the mid-1930s, and the house should be included as part of the "Lawrence Modern 1945-1975" context in the *Historic Resources of Lawrence* Multiple Property Documentation Form. This document notes, to be "modern" was "to be sleek, fast, efficient, technologically advanced, scientifically driven," and that is precisely what General Electric was promoting when it developed the "New American Home" program and was reflected in the Chewning House upon its completion.¹⁰² As a product of this program, the Chewnings' all-electric house was scientifically driven with technologically advanced systems aimed at improving occupants' quality of life. Architecturally speaking, the National Trust for Historic Preservation defines Modernism as, "a design language with an emphasis on form rather than ornament, structure and materials rather than picturesque constructions, and the rational and efficient use of space."¹⁰³ George Malcolm Beal designed the Chewnings' house with a specific emphasis on the form and the efficient use of space rather than a highly ornamented exterior that informed the internal programming. While it falls outside of the dates of the "Lawrence Modern 1945-1975" context, the house at 1510 Stratford Road stands as a testament to an era of change and of what it meant to be living "modern."

⁹⁷ Domer, Harper, Steele, "Beal House," Lawrence Modern.

⁹⁸ Dennis Domer, Tom Harper, William Steele, "Builders," Lawrence Modern, accessed December 21, 2016 at <https://lawrencemodern.com/builders/>.

⁹⁹ Domer, Harper, Steele, "Builders," Lawrence Modern.

¹⁰⁰ Domer, Harper, Steele, "Builders," Lawrence Modern.

¹⁰¹ Domer, Harper, Steele, "Builders," Lawrence Modern. Tommy's wife, Frances was born in Springfield, Missouri on October 2, 1902. She died in Lawrence, Kansas on January 1, 1995.

¹⁰² Nimz, "Lawrence Modern, 1945 to 1975," page 4.

¹⁰³ Nimz, "Lawrence Modern, 1945 to 1975," page 3.

Chewning House
Name of Property

Douglas County, Kansas
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"The 1950s All Electric House." Johnson County Government. Accessed December 14, 2017.
<https://www.jocogov.org/facility/the-1950s-all-electric-house>.

"Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722.").

Additional Abstract of Title, S.J. Hunter to Bert Stinson Chewning and Helen Magdalene Chewning. May 11, 1936 (recorded 11 May 1936). Douglas County, Kansas. Deed Book 133, page 604. Register of Deeds Office, Douglas County, Kansas.

Advertisement for the "New American Home." Rosedale Apartments Nomination to the National Register of Historic Places, Cranston, Rhode Island. Accessed October 23, 2017.
http://www.preservation.ri.gov/pdfs_downloads/national_pdfs/cranston/crns_narragansett-blvd-1180_rosedale-apartments.pdf

"Agree On Policy- City Commissioner and West Hills Water Users Come to Terms." *Lawrence Daily Journal-World* (Lawrence, Kansas), March 11, 1929.

Beal, George M. "A Residence For Bert S. Chewning." *Lawrence Modern*. Accessed December 21, 2016.
<https://lawrencemodern.com/bakers-dozen/chewning-house/architectural-plans-click-images-to-expand/>.

Beal, George M. "General Contract Specifications For The Erection Of A Residence In West Hills – Stratford Road Lawrence, Kansas," from the personal research files of Dr. Dennis Domer, University of Kansas School of Architecture, Design & Planning.

"Bert S. Chewning Obituary," *Lawrence Daily Journal-World* (Lawrence, Kansas), December 16, 1981.

The Boston Consulting Group, "Green Shoots, False Positives, and What Companies Can Learn from the Great Depression." BCG Perspectives. Accessed October 23, 2017:
https://www.bcgperspectives.com/content/articles/collateral_damage_part_7/?chapter=3#chapter3_section3.

Busch, Jane. "Cooking Competition: Technology on the Domestic Market in the 1930s." *Technology and Culture* 24, no. 2 (April 1982): <http://www.jstor.org/stable/3104038>.

Charlton, John. "George Malcolm Beal House." National Register of Historic Places nomination. Accessed May 21, 2018.
https://www.kshs.org/resource/national_register/nominationsNRDB/KS_DouglasCounty_Beal-CharltonHouseNR.pdf.

City of Lawrence/Douglas County Planning & Development Services Department. Conversation with author. October 31, 2016.

Department of Energy. "History of Air Conditioning." Last modified July 20, 2015. <https://www.energy.gov/articles/history-air-conditioning>.

Domer, Dennis, Tom Harper, William Steele. "Architects." *Lawrence Modern*. Accessed December 21, 2016.
<https://lawrencemodern.com/architects-2/>

Domer, Dennis, Tom Harper, William Steele. "Beal House." *Lawrence Modern*. Accessed December 21, 2016.
<https://lawrencemodern.com/bakers-dozen/university-place/>.

Domer, Dennis, Tom Harper, William Steele. "Builders." *Lawrence Modern*. Accessed December 21, 2016.
<https://lawrencemodern.com/builders/>.

Chewning House

Name of Property

Douglas County, Kansas

County and State

- Domer, Dennis, Tom Harper, William Steele. "Chewning House." Lawrence Modern. Accessed November 14, 2016. <https://lawrencemodern.com/bakers-dozen/chewning-house/>.
- "Emergence of Electrical Utilities in America." The National Museum of American History. Last modified July 2014. <http://americanhistory.si.edu/powering/past/h1main.htm>.
- Field, Gregory B. "Electricity for All: The Electric Home and Farm Authority and the Politics of Mass Consumption, 1932-1935." *The Business History Review* 64, no. 1 (Spring 1990): <http://www.jstor.org/stable/3115844>.
- "The Fred and Mary Zindler Residence, aka The All-Electric Demonstration home." *Preserving Our Past Whitefish Bay Now*. Last modified July 17, 2009. <http://archive.whitefishbaynow.com/news/51027002.html>.
- General Electric. *General Electric at the 1933 World's Fair*. YouTube. Posted by The Museum of Innovation and Science, February 2012. <https://youtu.be/wGyrFUA1DIs>.
- "General Electric Kitchen: Visit this Magic Kitchen of the Modern House." *The Emporia Gazette* (Emporia, Kansas), May 2, 1933.
- "General Electric Kitchen: Visit this Magic Kitchen of the Modern House." *The Iola Register* (Iola, Kansas), April 12, 1933.
- General Electric. "Your Building Dollars Buy More In A 'New American' Home See the G-E Sponsored Demonstration Home Now Open at 1510 Stratford Road." *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.
- "G.E. Official Outlines Home Building Plans." *Wall Street Journal* (Chicago Bureau), July 9, 1935.
- Greenberg, Stanley. *Middle Class Dreams: The Politics and Power of the New American Majority*. New Haven, CT: Yale University Press, 1996.
- Goldstein, Carolyn M. "From Service to Sales: Home Economics in Light and Power, 1920-1940." *Technology and Culture* 38, No. 1 (January 1997): <http://www.jstor.org/stable/3106786>.
- "He Dreamed Of A More Beautiful Lawrence- Thirty-three Homes Now in West Hills; More Are Planned." *Lawrence Daily Journal-World* (Lawrence, Kansas), September 13, 1938.
- Hunter, S.J. "West Hills District." *Lawrence Daily Journal-World* (Lawrence, Kansas), February 2, 1931.
- Jonnes, Jill. *Empires of Light: Edison, Tesla, Westinghouse, and the Race to Electrify the World*. New York: Random House Publishing Group, 2003.
- The Kansas Electric Power Company. "Going Modern." *Lawrence Daily Journal-World*, December 5, 1936.
- Kennedy Plumbing & Electric Company. "In This New American Home We Have Installed." *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.
- "Many See New Home." *Lawrence Daily Journal-World* (Lawrence, Kansas), December 5, 1936.
- Marchand, Roland, "The Inward Thrust of Institutional Advertising: General Electric and General Motors in the 1920s." *Business and Economic History* 18 (1989): <http://www.jstor.org/stable/23702895>.
- "National Housing Act." The Living New Deal. Accessed November 17, 2017. <https://livingnewdeal.org/glossary/national-housing-act-1934/>.
- "New American Home Explained by Architect and Builder." *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.

Chewning House

Name of Property

Douglas County, Kansas

County and State

- “New American’ Home is Put on View Here; Hailed by Leaders as Step to Prosperity.” *New York Times* (New York), October 2, 1935.
- “New American Home Nearby Opened by General Electric.” *The Washington Post* (Washington D.C.), November 10, 1935.
- “New American Home Speeded In Rollingwood.” *The Washington Post* (Washington D.C.), September 29, 1935.
- “New American Homes Started by Taylor, Inc.” *The Washington Post* (Washington D.C.), June 16, 1935.
- “New American Home’ Will Be Closed Dec. 15.” *Chicago Daily Tribune* (Chicago, Ill.), December 6, 1936.
- “New American Home Will Stay On Exhibition.” *The Washington Post* (Washington D.C.), December 15, 1935.
- Newton, Barry. “Proposed Addition for Kent and Antha Spreckelmeyer (1993).” From the personal research files of Dr. Dennis Domer, University of Kansas School of Architecture, Design & Planning.
- Nimz, Dale. “Lawrence Modern, 1945 to 1975.” Amendment to *Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Listing*. Accessed November 14, 2016.
http://www.kshs.org/resource/national_register/MPS/Historic_Resources_Lawrence_mps_modern_amendment.pdf
- “Open For Inspection Tomorrow The ‘New American’ Home 1510 Stratford Road (West Hills) Lawrence, Kansas.” *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.
- Owles, Eric. “G.E.’s History of Innovation.” *New York Times* (New York), June 12, 2017:
https://www.nytimes.com/2017/06/12/business/general-electric-history-of-innovation.html?_r=1.
- Ordinance No. 2150. City of Lawrence, Kansas. Recorded February 6, 1948. Douglas County, Kansas, Deed Book 163, Page 155. Register of Deed’s Office, Douglas County, Kansas.
- Parson, Ellen. “Electrical History: The 1920s (1920-1929).” *Electrical Construction & Maintenance Magazine*. Last modified June 1, 2002. <http://www.ecmweb.com/content/1920s-1920-1929>.
- Reich, Leonard S. “Lighting the Path to Profit: GE’s Control of the Electric Lamp Industry, 1892-1941.” *The Business History Review* 66, no. 2 (1992): <http://www.jstor.org/stable/3116940>.
- Rich, Sarah. “The American Dream House Only Worked in Dreams and Commercials.” *The Atlantic*, September 25, 2015.
<https://www.theatlantic.com/business/archive/2015/09/the-post-war-american-home/407227/>.
- R.L. Polk & Company. Lawrence, Kansas City Directories 1926 to 1930. (Sioux City, Iowa: R.L. Polk & Company).
- Smiley, Gene. “The U.S. Economy in the 1920s.” *Economic History Association EH.net*.
<https://eh.net/encyclopedia/the-u-s-economy-in-the-1920s/>.
- Suddath, Claire. “The Middle Class.” *TIME*, February 27, 2009:
<http://content.time.com/time/nation/article/0,8599,1882147,00.html>.
- “To Pave In West Hills.” *Lawrence Daily Journal-World* (Lawrence, Kansas), August 5, 1931.
- United States Department of Labor, “Construction in the War Years 1942-1945: Employment, Expenditures, and Building Volume Bulletin No. 915.” Federal Reserve Bank of St. Louis. Accessed December 14, 2017.
https://fraser.stlouisfed.org/files/docs/publications/bls/bls_0915_1948.pdf.
- University of Kansas Libraries. “Guide to the George M. Beal Collection - Biography of George Beal.” Accessed December 21, 2016. <http://etext.ku.edu/view?docId=ksrlead/ksrl.ua.bealgeorge.xml;route=ksrlead;query=>

Chewning House
Name of Property

Douglas County, Kansas
County and State

Various advertisements, *Lawrence Daily Journal-World* (Lawrence, Kansas), December 2, 1936.

Walsh, Pat. "Gold Medallion Homes Bespeak Decades of Energy Efficiency." *Nema Currents: The Blog of the Electroindustry*. Last modified March 15, 2016. <http://blog.nema.org/2016/03/15/gold-medallion-homes-bespeak-decades-of-energy-efficiency/>.

"West Hills Has Five Acre Park- Several New Residences Have Been Built in This District." *Lawrence Daily Journal-World* (Lawrence, Kansas), September 11, 1926.

"West Hills Plat of Block 4 and Lots 4 & 5 of Colonial Court Also Dedication of the Streets as shown Heron for Public Use," Douglas County Register of Deeds, Volume 3 Page 37, recorded 5 August 1931.

"Would Pave Streets- Four Petitions Presented to County Commissioners." *Lawrence Daily Journal-World* (Lawrence, Kansas), November 4, 1937.

"You Can Own a 'New American' Home For What You Pay In Rent." *Lawrence Daily Journal-World* (Lawrence, Kansas), December 5, 1936.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: Kansas Historical Society

Historic Resources Survey Number (if assigned): N/A

Chewning House
Name of Property

Douglas County, Kansas
County and State

10. Geographical Data

Acreeage of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>38.961780</u>	<u>-95.252920</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The boundary for is described as: West Hills, Block 4, lot 8

Boundary Justification (explain why the boundaries were selected)

The boundary for the Chewning House includes the parcel historically associated with the house.

11. Form Prepared By

name/title Lindsay Crick
organization _____ date Spring 2018
street & number 219 N 5th St. telephone 513-257-4892
city or town Lawrence state KS zip code 66044
e-mail lindsaycrick@gmail.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name David Benson & Nadezhda Galvea
street & number 1510 Stratford Road telephone _____
city or town Lawrence state KS zip code 66044

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Chewing House
Name of Property

Douglas County, Kansas
County and State

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Chewing House

City or Vicinity: Lawrence

County: Douglas State: Kansas

Photographer: Lindsay Crick

Date

Photographed: Exterior: 10/15/16 (condition confirmed in 2018); Interior: 6/6/18

Description of Photograph(s) and number, include description of view indicating direction of camera:

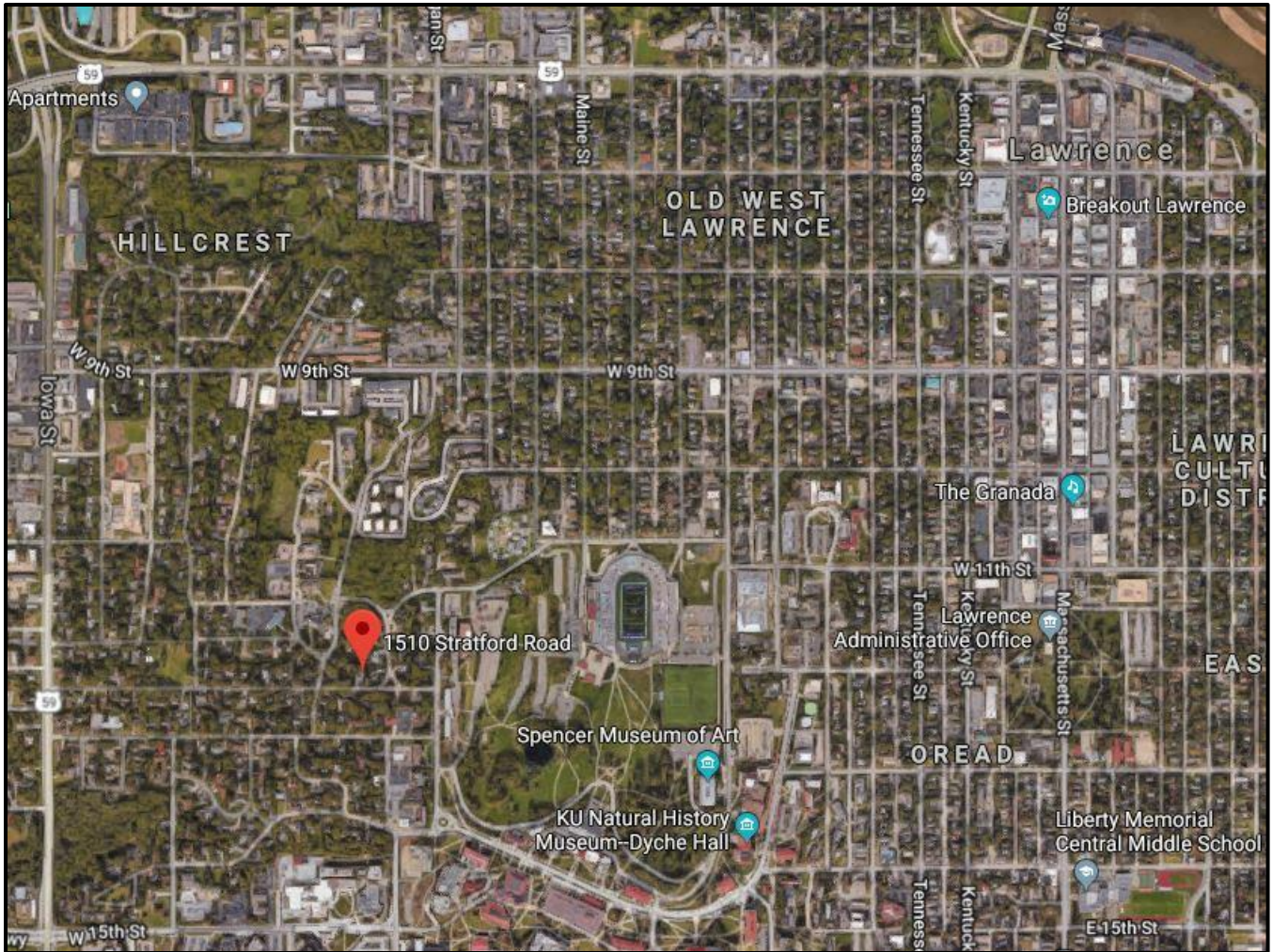
- 1 of 26 South (front) elevation
- 2 of 26 Addition from street and west elevation
- 3 of 26 West elevation of addition
- 4 of 26 North (rear) elevation of original house and addition
- 5 of 26 East elevation (primarily of the addition) from north (rear of house)
- 6 of 26 East elevation (primarily of the original house) from south (front of house)
- 7 of 26 Addition foundation, eastern elevation
- 8 of 26 Replacement windows & added garage door on north (rear) elevation
- 9 of 26 Original garage entrance with door up, south (front) elevation
- 10 of 26 Original siding, south (front) elevation
- 11 of 26 Southeast corner windows, front (south) elevation
- 12 of 26 Foyer from entryway, facing east
- 13 of 26 Entryway from foyer, facing west
- 14 of 26 Foyer from kitchen, facing west
- 15 of 26 Rear bedroom from foyer, facing west
- 16 of 26 Front bedroom from foyer, facing south
- 17 of 26 Bathroom from foyer, facing north
- 18 of 26 Original bathtub, facing south
- 19 of 26 Living room, facing east
- 20 of 26 Living room, facing west
- 21 of 26 Dining area, facing northeast
- 22 of 26 Kitchen, facing west
- 23 of 26 Entry to kitchen and then beyond that, entry to the addition, facing north
- 24 of 26 Original utility panel in basement, facing south
- 25 of 26 Original window hardware, facing east

Chewing House
Name of Property

Douglas County, Kansas
County and State

Figures

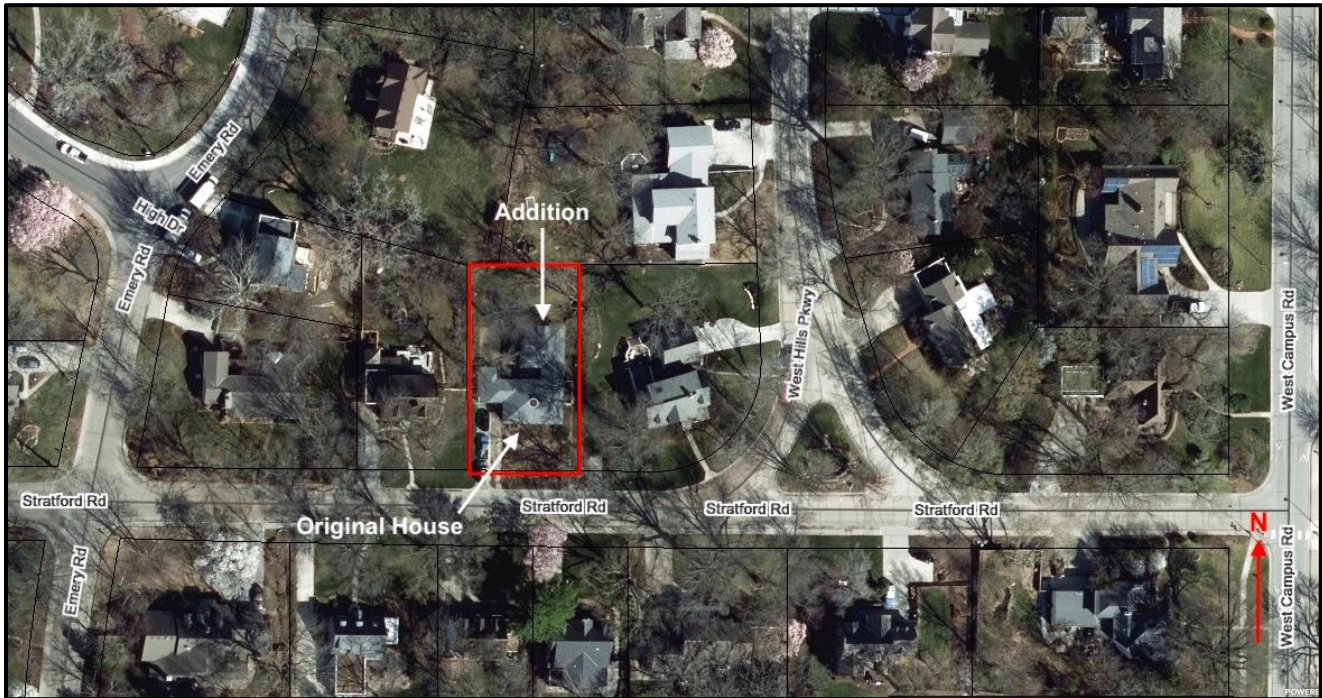
Figure 1



Chewing House
Name of Property

Douglas County, Kansas
County and State

Figure 2

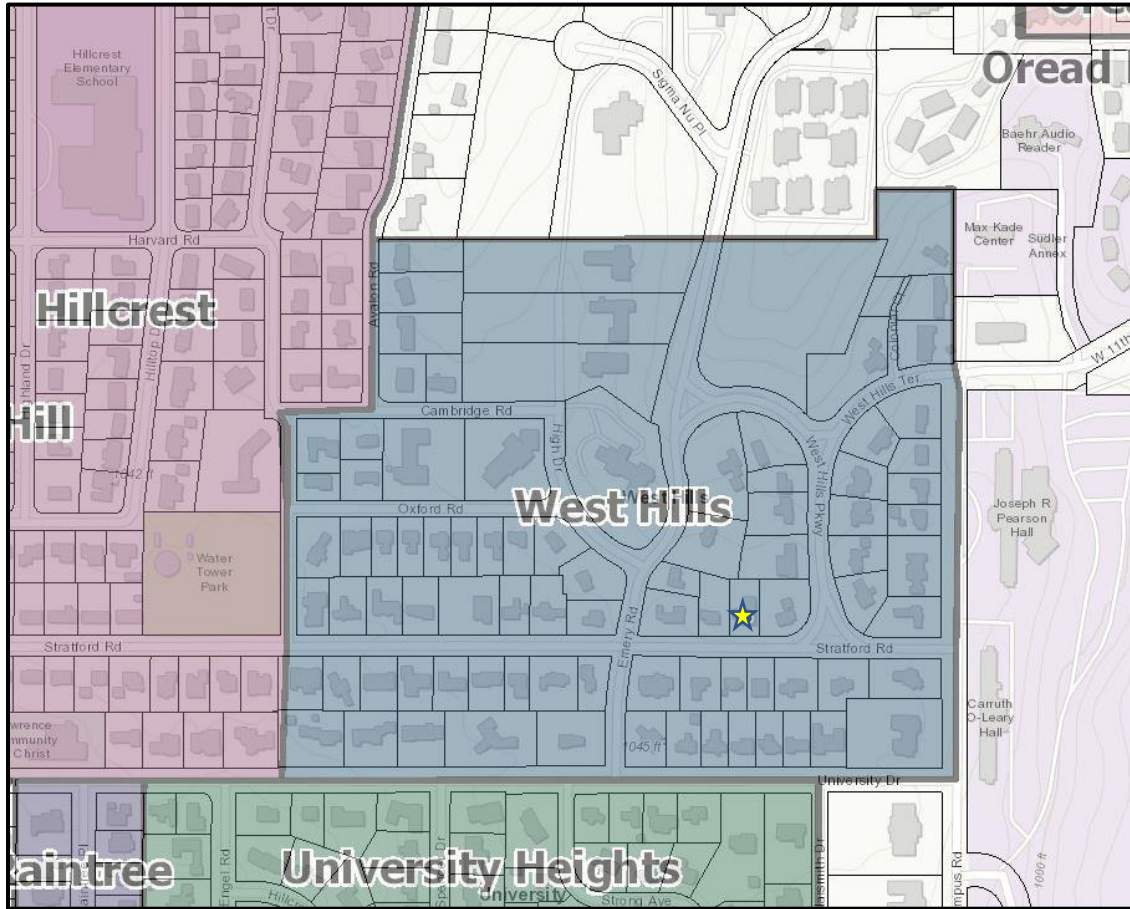


Aerial Map, Courtesy of City of Lawrence, Kansas GIS Mapping Service

Chewing House
Name of Property

Douglas County, Kansas
County and State

Figure 3

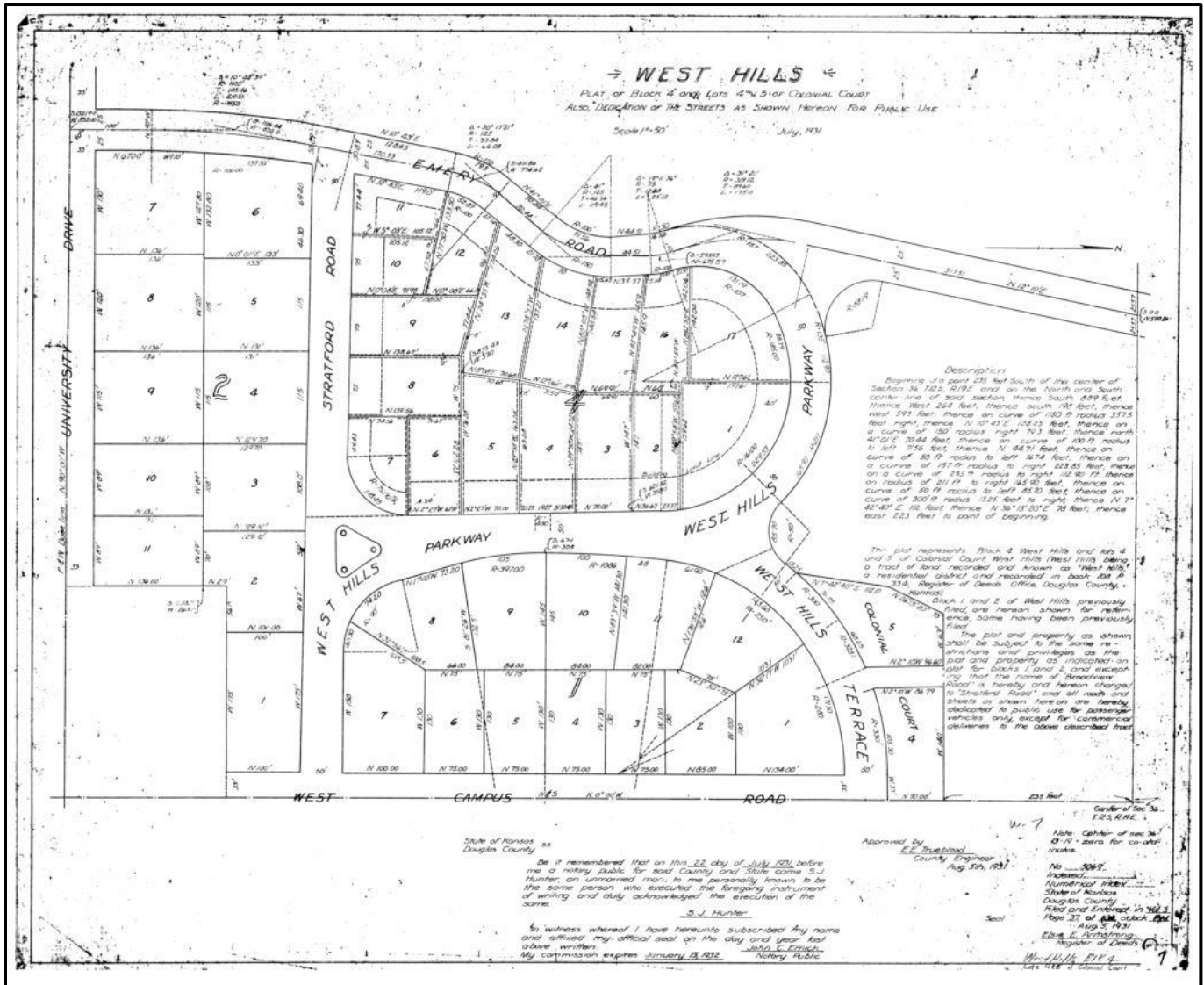


West Hills Neighborhood Map, Courtesy of City of Lawrence, Kansas GIS Mapping Service
★ Indicates the Chewing House at 1510 Stratford Road Lawrence, Douglas County, Kansas

Chewing House
Name of Property

Douglas County, Kansas
County and State

Figure 4

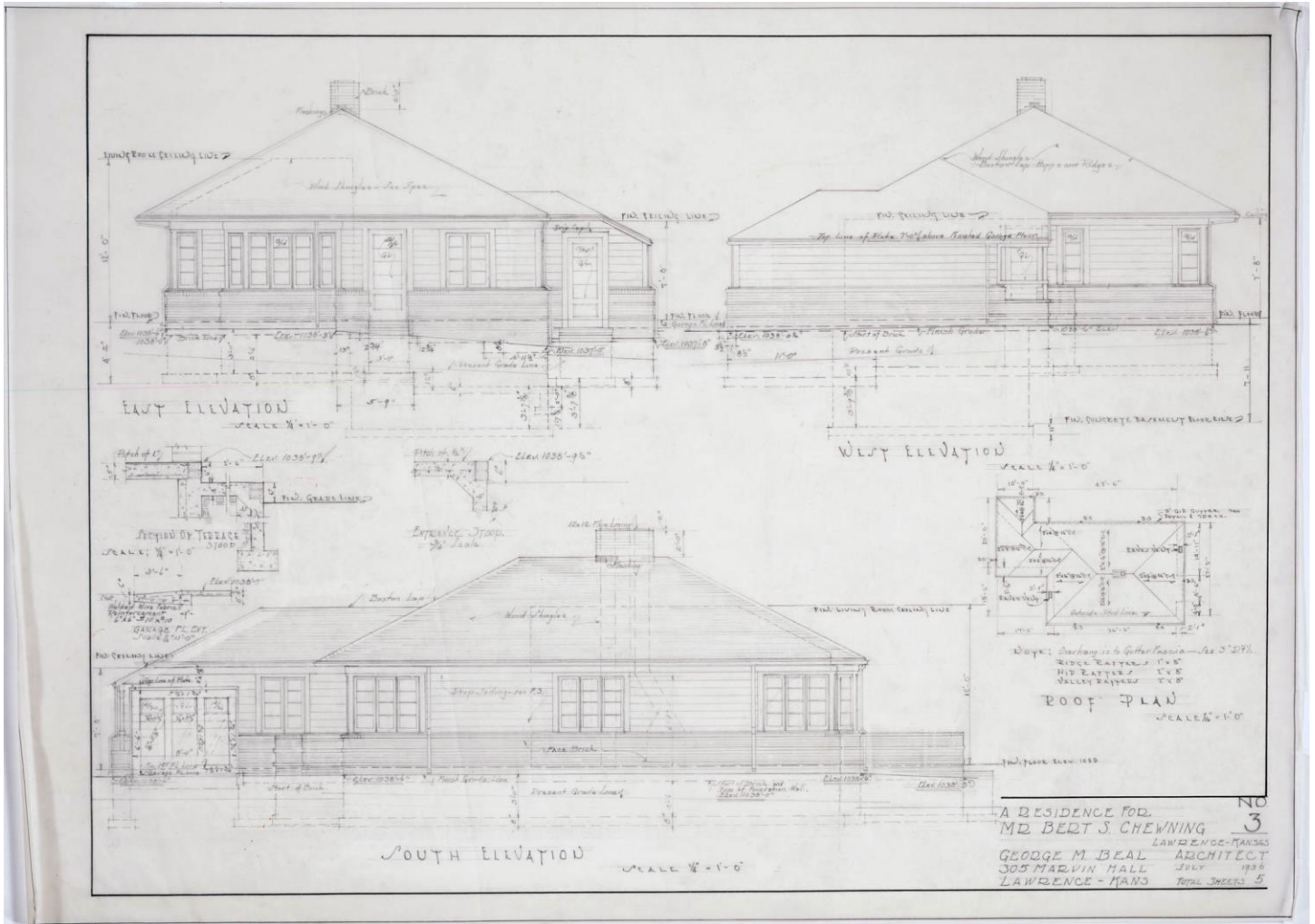


1931 Plat Map, Courtesy of City of Lawrence Planning Department

Chewning House
Name of Property

Douglas County, Kansas
County and State

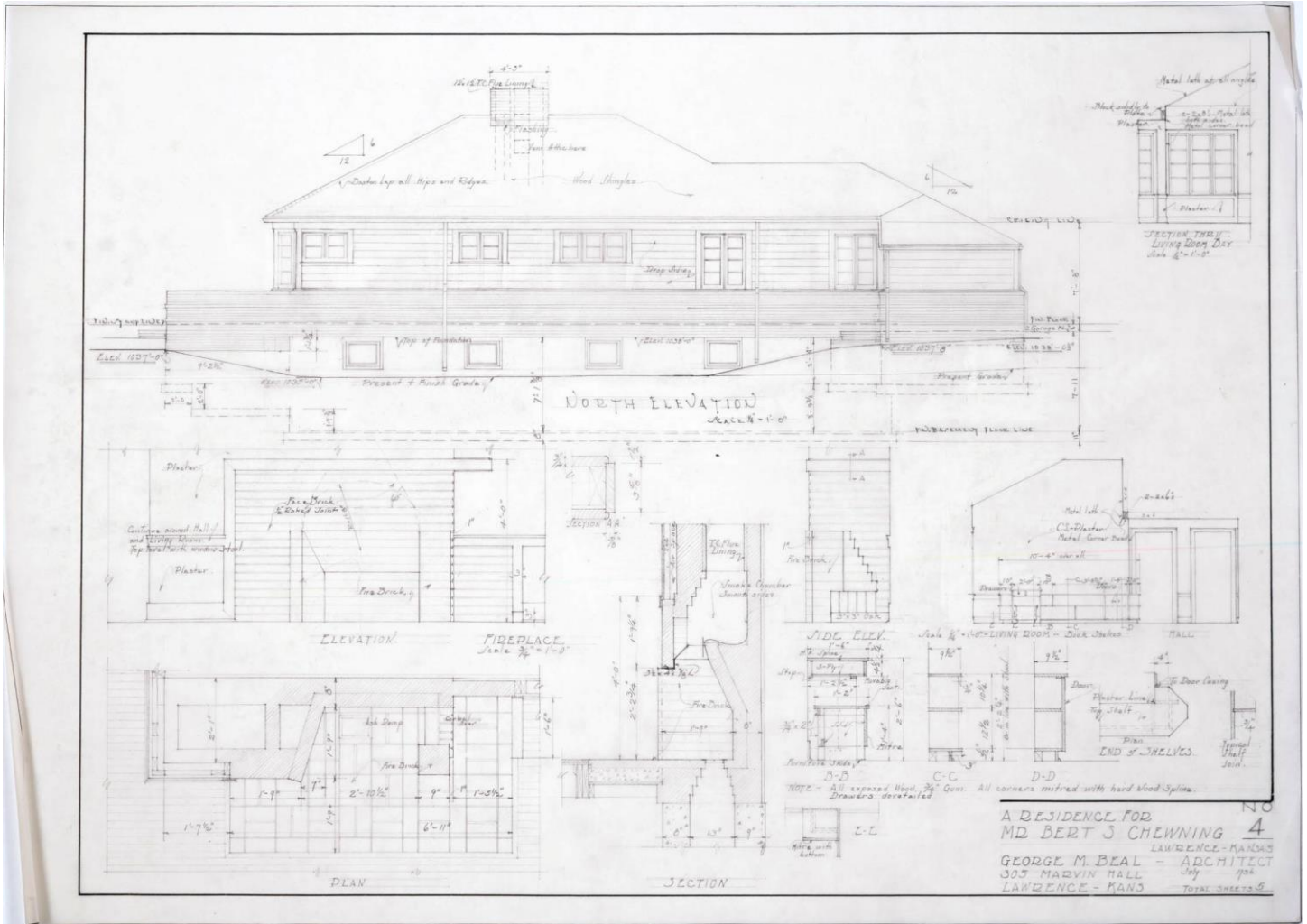
Figure 5A – Original Architectural Plans



Chewing House
Name of Property

Douglas County, Kansas
County and State

Figure 5B – Original Architectural Plans



Chewning House
Name of Property

Douglas County, Kansas
County and State

Figure 6 – Post Construction Photos, 1936

South (front)
Façade



East Façade
from
Northeast



Chewning House
Name of Property

Douglas County, Kansas
County and State

Figure 6 – Post Construction Photos, 1936

East Façade
from
Southeast



North & West
Facades from
Northwest



Chewning House
Name of Property

Douglas County, Kansas
County and State

Figure 6 – Post Construction Photos, 1936

South and
West
Facades from
Southwest



Chewning House
Name of Property

Douglas County, Kansas
County and State

Figure 7 – From The
Lawrence Daily Journal-
World 12/2/1936

YOUR BUILDING DOLLARS BUY MORE IN A "New American" Home

SEE THE G-E SPONSORED DEMONSTRATION HOME NOW OPEN AT 1510 Stratford Road (West Hills)

IF you want the most for your money—if you want a home built for the future—with minimum operating costs and repairs, see this "New American" demonstration home:

It offers the family of modest income the ease of living, the comforts and facilities heretofore available only to the wealthy:

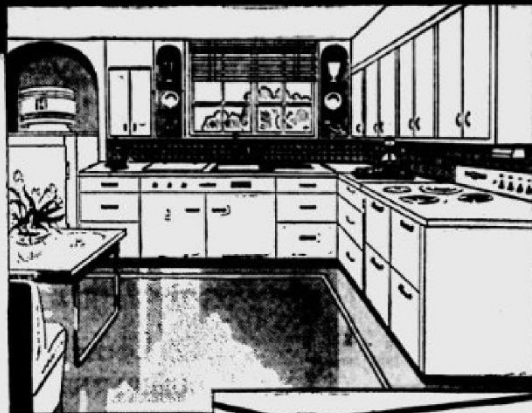
It gives you G-E air conditioning and automatic heat, G-E electric appliances of the most advanced type. It gives you the finest of building materials, with floor and wall space scientifically planned for maximum comfort and light.

See this "New American" home before you build or buy. Compare its costs with present day prices for ordinary homes. Whether you plan to build or to improve your present home—now or later—you'll find a visit a worth-while experience.

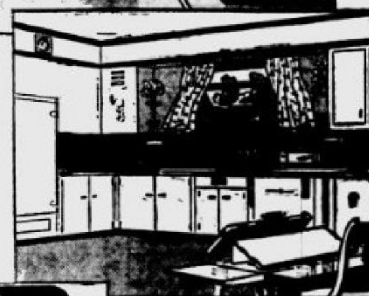
SPECIFICATIONS

8-foot concrete foundation . asbestos shingles . steel windows . Balsam wood and Rock Wool insulation . Hardwood floors . Enclosed shower . Finished recreation room . kitchen cabinets . Metal metal top working tables . G-E radial wiring . G-E automatic heat . G-E air conditioning . G-E clothes washer . G-E flatbed ironer . G-E refrigerator . G-E range . G-E dishwasher . G-E Disposal (waste unit) . I. E. S. lighting and G-E radio.

In this demonstration home, G-E radial wiring is scientifically planned to assure ample outlets.



In this kitchen, G-E electric servants save you work. See them for the speed and efficiency they provide. Study the kitchen for its careful labor-and-step-saving arrangement.



A G-E Electric Laundry. Turns washing drudgery into smooth, effortless work.



G-E Automatic Heating—eliminates work and worry, cuts down fuel bills. This furnace assures effortless, even heat at lowest operating cost.

"NEW AMERICAN" MEANS:

Rooms planned to end waste space and steps • More glass for better visibility • Automatic heat and air conditioning • Electric kitchen for time-step-and-labor saving • Adequate modern wiring, and scientific lighting • Economy of quality materials • Basements that combine utility and recreation • A home planned from the inside out, for better, healthier living.

If it's G-E equipped—it's "NEW AMERICAN"

Architect: Prof. Geo. M. Beal

Builders: J. T. Constant

Chewing House
Name of Property

Douglas County, Kansas
County and State

Boundary Map. Bold rectangle is the parcel and the nomination boundary.





City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION ACTION SUMMARY FOR **SEPTEMBER 20, 2018**

Commissioners Present: Bailey, Erby, Evans, Fry, Hernly, Veatch

Staff Present: Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Ms. Lynne Zollner mentioned communications included in the agenda packet from the State Historic Preservation Office (SHPO) for the nomination of the First Methodist Episcopal Church, 946 Vermont Street, and the Johnson Block Historic District to the National Register of Historic Places. She made a recommendation that the Commission write a letter in support of the nominations.

Commissioner Hernly said he is a member of the church and supports the nomination. He added that it can be challenging for a large organization to agree on such a decision, and that the nomination process is equally difficult.

Ms. Jane Wheelock, First Methodist Episcopal Church, said the church has history back to Quantrill's Raid and they are excited and honored by the nomination.

Ms. Zollner noted that the Johnson Block was added to the Lawrence Register about a year ago.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Veatch, to direct staff to draft a letter in support of the nominations for First Methodist Episcopal Church and the Johnson Block Historic District.

Unanimously approved

- B. Disclosure of ex-parte communications.

Commissioner Hernly disclosed that he met with the architect for 804 Pennsylvania Street in July to discuss the project in general.

- C. There were no abstentions.
D. Committee Reports

Ms. Zollner said the Architectural Review Committee (ARC) held their final meeting with the applicant for 700 New Hampshire Street and the project will be scheduled for consideration on a future agenda.

ITEM NO. 2: CONSENT AGENDA

- A. June Action Summary
- B. Administrative Approvals
 1. DR-18-00039 932 Maine Street; Residential Remodel; Oread Design Guidelines Review
 2. DR-18-00093 846 Pennsylvania Street; Commercial Remodel; State Law Review and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review
 3. DR-18-00099 800 Massachusetts Street; Commercial Remodel; State Law Review
 4. DR-18-00138 829 Missouri Street; I/I Permit; State Law Review
 5. DR-18-00196 1047 Massachusetts Street; Mechanical Permit; State Law Review
 6. DR-18-00197 1136 Louisiana Street; Electrical Permit; State Law Review
 7. DR-18-00230 623 Massachusetts Street; Commercial Remodel & Sidewalk Dining; Certificate of Appropriateness and Downtown Design Guidelines Review
 8. DR-18-00234 710 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 9. DR-18-00235 811 E 12th Street; Residential Addition; Certificate of Appropriateness
 10. DR-18-00236 734 Massachusetts Street; Mechanical Permit; State Law Review
 11. DR-18-00237 929 Massachusetts Street; Mechanical Permit; State Law Review
 12. DR-18-00248 640 Ohio Street; I/I Permit; State Law Review
 13. DR-18-00249 618 Ohio St; I/I Permit; State Law Review
 14. DR-18-00267 630 Indiana Street; I/I Permit; State Law Review
 15. DR-18-00268 1229 Vermont Street; Commercial Remodel; Certificate of Appropriateness
 16. DR-18-00269 825 Massachusetts Street; Commercial Remodel; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 17. DR-18-00285 1126 Ohio Street; I/I Permit; State Law Review
 18. DR-18-00289 717 Ohio Street; Mechanical Permit; State Law Review
 19. DR-18-00172 Massachusetts Street – 14th to 11th Street; Mill & Overlay: State Law Review and Certificate of Appropriateness
 20. DR-18-00281 623 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review and Certificate of Appropriateness
 21. DR-18-00305 704 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness

22. DR-18-00307 1745 W 24th Street; Commercial Remodel; Certificate of Appropriateness
23. DR-18-00311 716 Massachusetts Street; I/I Permit; State Law Review
24. DR-18-00320 724 Massachusetts Street; Commercial Remodel; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
25. DR-18-00322 716 Louisiana Street; Mechanical Permit; State Law Review
26. DR-18-00323 623 Massachusetts Street; Commercial Remodel; Downtown Design Guidelines Review and Certificate of Appropriateness
27. DR-18-00328 900 New Hampshire Street; Sidewalk Dining; Downtown Design Guidelines Review and Certificate of Appropriateness
28. DR-18-00331 925 Vermont Street; Commercial Remodel; State Law Review
29. DR-18-00332 900 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review and Certificate of Appropriateness
30. DR-18-00334 612 Louisiana Street; I/I Permit; State Law Review
31. DR-18-00339 1224 Rhode Island Street; Plumbing Permit; State Law Review
32. DR-18-00346 703 Indiana Street; I/I Permit; State Law Review
33. DR-18-00347 843 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
34. DR-18-00348 714 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines and Certificate of Appropriateness
35. DR-18-00349 1828 Massachusetts Street; Sign Permit; Certificate of Appropriateness
36. DR-18-00360 2341 Massachusetts Street; Electrical Permit; State Law Review
37. DR-18-00367 743 Louisiana Street; I/I Permit; State Law Review
38. DR-18-00368 129 South Park Street; Residential Remodel; Certificate of Appropriateness and Oread Design Guidelines Review
39. DR-18-00369 723 Louisiana Street; I/I Permit; State Law Review
40. DR-18-00370 524 Louisiana Street; I/I Permit; State Law Review
41. DR-18-00372 716 Massachusetts Street; Commercial Remodel; State Law Review, Downtown Design Guidelines and Certificate of Appropriateness
42. DR-18-00374 1317 Massachusetts Street; Residential Remodel; Certificate of Appropriateness and Oread Design Guidelines Review
43. DR-18-00382 701 Louisiana Street; I/I Permit; State Law Review
44. DR-18-00384 8 W 9th Street; ROW Permit; State Law Review
45. DR-18-00388 1338 New Hampshire Street; Electrical Permit; State Law Review
46. DR-18-00389 740 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review and Certificate of Appropriateness
47. DR-18-00390 1027 Vermont Street; Sign Permit; Downtown Design Guidelines Review

48. DR-18-00391 1100 Indiana Street; Sign Permit; Oread Design Guidelines Review
49. DR-18-00392 723 New York Street; Residential Remodel; Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Evans, to approve the June Action Summary.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to confirm the administrative approvals.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said their annual member meeting will be held on October 7, 2018 at 904 Rhode Island Street.

ITEM NO. 4: DR-18-00297 804 Pennsylvania Street; Commercial Addition; State Law Review and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review. The property is a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places and is located in the 8th & Pennsylvania Urban Conservation Overlay District. Submitted by Paul Werner Architects on behalf of Ohio Mortgage Investors, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, explained that they view the project in three separate parts: the existing historic structure, the glass structure, and the kitchen addition. He explained the importance of the kitchen addition, and showed several iterations of the project and their final version submitted to City staff. He further explained details of the project.

No public comment.

COMMISSION DISCUSSION

Commissioner Evans felt the overall direction of the project is appropriate and that it only needs fine-tuning.

Commissioner Fry asked about the glass and the materials on the west side.

Commissioner Evans said they should address the relationship of the addition to the historic structure as well as the materials proposed.

Commissioner Bailey asked what materials staff feels are compatible.

Ms. Zollner explained that it's difficult to determine appropriate materials until the building design is finalized.

Commissioner Bailey asked how old the site plan might be.

Ms. Zollner said there was a metal garage building indicated on Sanborn maps where the addition is proposed.

Commissioner Hernly asked if staff's primary concern with the wood siding is the horizontal orientation or the material alone.

Ms. Zollner said the material and the fact that it is unpainted is an issue for staff.

Commissioner Bailey said he's not concerned about the overall height of the project.

Commissioner Evans said there's a lack of continuity in the three pieces of the property. He felt the ARC could work on that aspect.

Commissioner Bailey mentioned the amount of equipment housed in a kitchen and the amount of glass on that addition.

Commissioner Evans said the sloped roof offers an opportunity for glass to allow for light and breaking up the massing.

Commissioner Hernly said buildings to the south have fairly low window to solid proportions, but they all have windows on the street side.

Commissioner Bailey mentioned the staff concern about mullions.

Ms. Zollner said there are systems that have less breaks in the glass which would make it a more open glass area with less massing.

Commissioner Veatch said he doesn't understand that recommendation.

Ms. Zollner explained that by reducing the massing and creating a more open glass block it would act as a hyphen between the historic stone structure and the kitchen addition.

Commissioner Veatch asked the applicant about the breaks in the glass.

Mr. Werner said they need to do some research but felt they could come up with something with a smaller mullion.

Commissioner Hernly asked if the existing glass roof has any issues during permitting with energy code regulations.

Mr. Werner said he didn't think so, it is semi-climate controlled but has issues with leakage due to the number of seams.

Commissioner Hernly asked if Commissioner Evans felt that including stone on the kitchen addition would help build its relationship with the historic structure.

Commissioner Evans said no, although he wondered what it might look like if the entire structure was glass. He didn't feel the wood was an issue.

Commissioner Bailey said he wouldn't be opposed to stone on the addition. He said it sounds like the ARC can address the remaining issues.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to refer the project to the Architectural Review Committee to work on recommendations as identified in the staff report.

Unanimously approved 6-0.

ITEM NO. 5: DR-18-00396 945 Kentucky Street; Residential Rehabilitation; State Law Review, Oread Design Guidelines Review and Certificate of Appropriateness. The structure is listed as a contributing structure in the Oread Historic District, National Register of Historic Places, and is located in the Oread Neighborhood Conservation Overlay District. The property is also located in the environs of the Oread Neighborhood Historic District (1000 Block west side of Tennessee Street and 1000 Block east side of Ohio Street), and the Charles and Adeline Duncan House (933 Tennessee), Lawrence Register of Historic Places. Submitted by Dale Nimz on behalf of Michael Heitmann, property owner of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

Commissioner Hernly noted that he did have ex parte contact with the applicant before the design work started on the project.

APPLICANT PRESENTATION

Mr. Dale Nimz, applicant, thanked staff for help on the project. He explained the history and details of the proposed project, and noted that he does not feel that asphalt shingles are a character defining feature.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, pointed out that during their evaluation of 904 Rhode Island Street, this was the second property they were concerned with. They feel it's an important property and are pleased that the applicant has taken on this project.

COMMISSION DISCUSSION

Commissioner Hernly asked if there is a tax credit application for this project.

Ms. Zollner said yes, it was just submitted.

Commissioner Bailey asked if the proposed roof would disqualify the applicant from tax credits.

Ms. Zollner said they haven't made a determination but they will review whether the material is appropriate. She noted that staff hasn't determined that the asphalt shingles are historic but that

they have been in place since the earliest available record and evidence of a metal roof has not been found.

Commissioner Bailey asked if there was concern about the metal roof on the porch.

Ms. Zollner said that historically, that type of porch was covered by a metal roof.

Commissioner Hernly asked if there is evidence of a larger porch.

Ms. Zollner said they found ghost marks of a larger porch and Sanborn maps indicated a larger porch as well.

Commissioner Hernly said that this type of porch historically did not have stone below, it would have a wood frame or pilasters with columns and maybe lattice to close the gap.

Commissioner Fry asked if it's a listed structure.

Ms. Zollner said it's contributing so it's comparable to a listed property.

Ms. Weik said staff didn't feel the stone was completely out of character with the neighborhood.

Ms. Zollner said it's certainly something the Commission can discuss.

Commissioner Fry said the contributory nature should indicate a decreasing nature of review.

Commissioner Veatch said it should be treated no different than a listed structure.

Ms. Zollner clarified that they are referring to the State Law Review.

Commissioner Hernly felt the pilasters would be more appropriate for the time period of the structure.

Ms. Zollner said that is accurate.

Commissioner Hernly said it will likely be an issue during the review by the SHPO for the tax credit application. He asked whether their approval should wait until after the SHPO has responded.

Ms. Zollner said their reviews are separate and not connected to approval of tax credits.

Commissioner Veatch suggested the porch and metal roof are issues that could be addressed by the ARC.

Mr. Dale Nimz agreed that the pilasters and lattice would be more appropriate for this structure. He said they would be willing to discuss the porch and the roof material. He said they are currently focused on masonry repointing and wood window repair and wondered if they could start immediately on those parts of the project.

Commissioner Hernly asked if either of those parts would require a permit.

Ms. Zollner said no, unless the size of the window is changing.

Commissioner Hernly agreed that it's important to get started on the masonry because the wrong mortar can damage the bricks. He asked if they are seeking Federal tax credits.

Mr. Nimz said yes.

Commissioner Bailey said ARC is a good option.

Commissioner Hernly agreed.

ACTION TAKEN

Motioned Commissioner Bailey, seconded by Commissioner Evans, to refer the project to the Architectural Review Committee to work on the porch and roofing materials.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs.

Unanimously approved 6-0.

ITEM NO. 6: DR-18-00397 1215 Delaware Street; Residential Addition & Detached Garage; Certificate of Appropriateness. The structure is located in the environs of the John & Mina Madson House (1208 Delaware), Lawrence Register of Historic Places. Submitted by Forward Design Architecture on behalf of Christian Beer, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Chris Fein, Forward Design Architecture, explained details of the proposed project.

PUBLIC COMMENT

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), welcomed the property owners to the neighborhood. She said members of ELNA are nervous about the project, particularly the size of the outbuilding. She said they trust staff and the Commission to adhere to guidelines in reviewing the project. Ms. Walsh added that the type of tree should be considered before they choose to keep it.

A member of the public said it is an oak tree.

Ms. Walsh said ELNA is concerned there might be a deck on the outbuilding and they concurred with the gabled addition. She pointed out that metal siding in the area is not prevalent and is new, not historic.

Mr. Dennis Brown, LPA, said they agree with the staff report and feel the ancillary structure and addition roof should be further reviewed. He added that wood siding would help detract from the ancillary structure and a higher roof on the addition would better hide that structure.

COMMISSION DISCUSSION

Commissioner Hernly asked which elevation is the current proposal for the addition.

Mr. Fein placed a perspective rendering on the overhead to clarify the proposed plan.

Commissioner Bailey asked if staff is recommending a gable roof on the addition that is shorter than the main structure.

Ms. Zollner said it would likely be taller.

They looked at more renderings provided by the applicant.

Commissioner Bailey noted that it is a Certificate of Appropriateness review but he acknowledged the issue with the roof. He didn't feel the metal siding was an issue and noted that a gable roof on the addition hides the accessory structure.

Commissioner Hernly agreed but the roof would become more dominant.

Commissioner Veatch said it's more typical to have a gable, even if it does add massing.

Commissioner Evans said there is a brutal lack of fenestration on the addition.

Commissioner Bailey felt the fenestration wasn't an issue under a Certificate of Appropriateness review.

Commissioner Fry noted the criteria for a Certificate of Appropriateness.

They further discussed what should be considered under the Certificate of Appropriateness review.

Commissioner Bailey said the ARC could look at altering the roof line. He explained the ARC process to the applicant.

Mr. Fein asked if the version with the gable roof can be approved at this time.

Commissioner Bailey asked if that's a possibility.

Commissioner Veatch said they still must consider the outbuilding.

Commissioner Hernly said the gable might alleviate the issue of the outbuilding.

Commissioner Bailey didn't feel the outbuilding was an issue because it's not visible from the listed property.

They continued to discuss what should be considered under the Certificate of Appropriateness review.

Commissioner Bailey asked if commissioners would like the ARC to address the accessory structure.

Commissioner Erby asked if they intend to look at the project with a gable roof.

Commissioner Bailey said that's correct.

Ms. Zollner said that typically a new plan should be submitted to staff but the Commission has the authority to approve an amended project or to send the project to the ARC.

Commissioner Veatch said they should look at the whole project, to include the gable roof and the outbuilding.

ACTION TAKEN

Motioned by Commissioner Bailey to refer the project to the Architectural Review Committee to work on the gable roof as well as the bump out on the south side.

Motion withdrawn.

Motioned by Commissioner Hernly, seconded by Commissioner Evans, to refer the project to the Architectural Review Committee to work on the roofline of the house addition and materials for the outbuilding.

Motion denied 3-3, Commissioners Erby, Fry, and Bailey dissent.

Motioned by Commissioner Hernly, seconded by Commissioner Evans, to refer the project to the Architectural Review Committee to work on the roofline of the addition.

Unanimously approved 6-0.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since June 21, 2018.
- 941 Pennsylvania Street Zoning Variances

Commissioner Bailey asked for clarification of the request.

Ms. Weik clarified the variance request.

Commissioner Veatch asked why they provide comment.

Ms. Zollner said it's in environs.

Commissioner Veatch asked what environs.

Ms. Zollner said that information was not included in the packet. She said the work would like be administratively approved. She listed the many listed properties that 941 Pennsylvania is within environs.

The Commission did not provide comment.

- B. Review of any demolition permits received since June 21, 2018.

There were no demolition permits to review.

C. Miscellaneous matters from City staff and Commission members.

- 826 Rhode Island Street changes to approved plan

Ms. Zollner said the columns didn't match on the final building permit but staff administratively approved that change.

- Appoint a Historic Resources Commissioner to serve on the Steering Committee for the Downtown Master Plan. The Steering Committee will advise, review, and provide feedback to the consultant, within the framework of the project scope, throughout the process for drafting the Downtown Master Plan.

Ms. Zollner explained the purpose of the committee.

The Commission appointed Commissioner Veatch to the Downtown Master Plan Steering Committee.

- Materials request for 1346 Maple Lane

Ms. Zollner explained the request for vinyl windows on the project. There were unique circumstances for the project and the environs definition.

Commissioner Bailey abstained from the item.

There was no public comment.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Fry, to approve the request.

Motion carried 5-0-1.

GENERAL PUBLIC COMMENT

Ms. KT Walsh, ELNA, asked for status and guidance regarding a conservation overlay district for East Lawrence. She asked that they formally request that the City Commission assign a staff member to the project.

They discussed the appropriate way to address the request.

Commissioner Hernly said the most helpful step would be for the City to obtain grant money to hire a consultant to write the guidelines.

Commissioner Veatch noted they previously prioritized projects for grant funding.

Ms. Zollner said they did write and received grant funding for a survey of the Barker Neighborhood.

Ms. Walsh said they just need to know their next steps as a neighborhood.

Mr. Dennis Brown, LPA, recalled the HRC intended to meet with the Mayor and future Mayor to stress the importance of guidelines.

Commissioner Hernly asked what ELNA feels would be most helpful.

Ms. Walsh said they would like to make the need for guidelines public and start having conversations about it, as well as an idea of how much money they need to raise.

Commissioner Hernly noted that the City initiated the Oread Design Guidelines, not the neighborhood.

The Commission decided they would like staff to draft a letter from the HRC expressing support for funding and staff time in an effort to create guidelines for East Lawrence.

Ms. Zollner said they can bring the letter back for review.

ADJOURN 8:46 PM

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00398 800 block Massachusetts Street; ROW permit; State Law Review

B. PROJECT DESCRIPTION

ROW Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00401 1345 West Campus Drive; Sign Permit; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

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

D. STAFF DETERMINATION

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

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

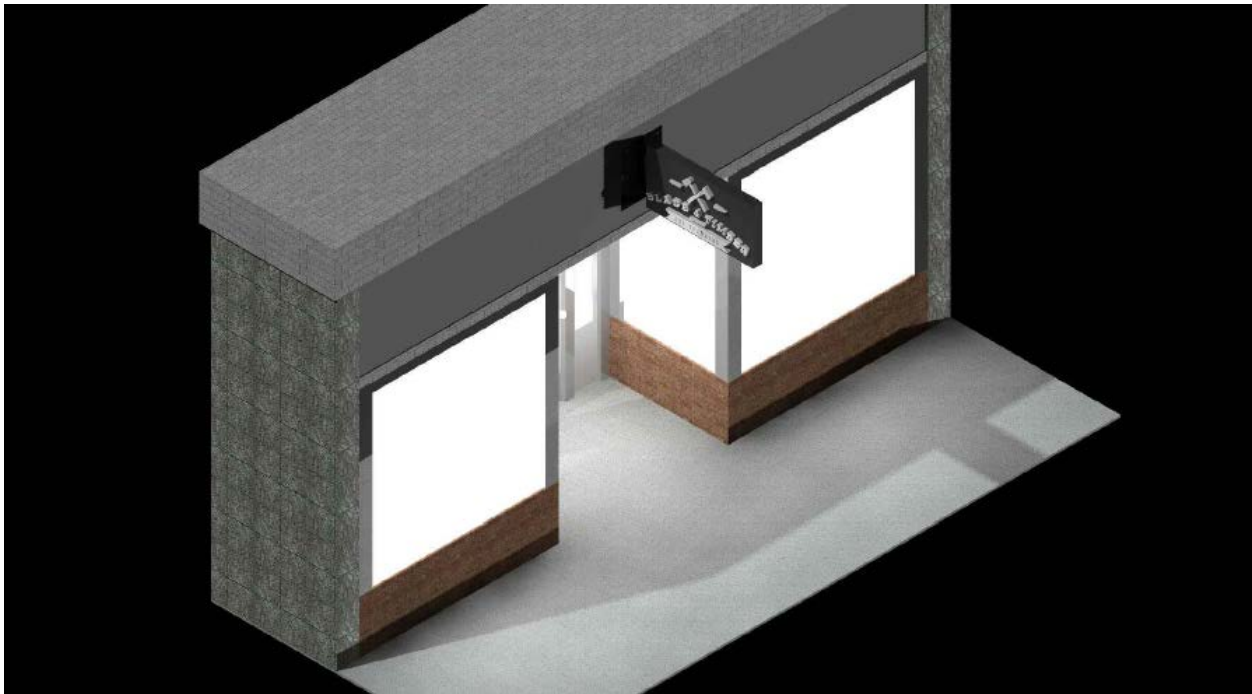
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00402 809 Massachusetts Street; Sign Permit; State Law Review; Downtown Design Guidelines Review and Certificate of Appropriateness.

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation,

staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

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

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00403 808 Missouri Street; Residential Addition; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Addition Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00406 505 W. 6th Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00413 408 W. 6th Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00414 1244 Haskell Avenue; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Remodel Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00420 710 Indiana Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00421 914 Massachusetts Street; Sign permit; Certificate of Appropriateness and Downtown Design Guidelines Review.

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the

landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00422 1338 New Hampshire Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00423 839 Pennsylvania Street; Commercial Remodel; Certificate of Appropriateness and Design Guidelines 8th & Penn. Neighborhood Redevelopment Zone Review.

B. PROJECT DESCRIPTION

Commercial Remodel Permit

C. STANDARDS FOR REVIEW

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

Design Guidelines 8th and Penn Redevelopment Zone (8th and Pennsylvania 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 *Design Guidelines 8th and Penn Redevelopment Zone* and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00425 1035 ½ Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00435 2127 Barker Avenue; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00442 529 Ohio Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00443 2331 Free State Lane; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Remodel Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00444 945 Massachusetts Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Commercial Remodel Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00451 1100 Louisiana Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Plumbing Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00458 826 Pennsylvania Street; Commercial Remodel (awning); State Law Review, Certificate of Appropriateness and Design Guidelines 8th & Penn Neighborhood Redevelopment Zone Review.

B. PROJECT DESCRIPTION

Commercial Remodel Permit (awning)

C. STANDARDS FOR REVIEW

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

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

Design Guidelines 8th and Penn Redevelopment Zone (8th and Pennsylvania 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 *Design Guidelines 8th and Penn Redevelopment Zone* and determined that the project, as proposed, meets these development and design standards.

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

Lawrence Historic Resources Commission	Item No. 4
708 Ohio Street	DR-18-00427
Residential Addition	October 18, 2018

<p>Applicant Dan Hermreck on behalf of Bruce and Cathy Liese, property owners of record.</p> <p>Standards for Review Secretary of the Interior Standards</p> <ul style="list-style-type: none"> • Standard 2 • Standard 9 • Standard 10 <p>Associated Cases Building Permit at time of construction</p>	<p>Request The applicant is requesting to construct a one story, approximately 405 square foot addition to the primary structure located at 708 Ohio Street. The addition will be located on the east elevation of the structure and will extend approximately 28 feet east of the current north wall plain.</p> <p>Reason for Request The property is listed as a contributing structure (J.G. Jeffries Home) in the Old West Lawrence historic District, National Register of Historic Places.</p> <p>Staff Recommendation</p> <p><u>State Law Review</u></p> <p>Staff recommends that in accordance with the <i>Secretary of the Interior's Standards</i>, the standards of evaluation, the Commission approve the proposed project and find that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places.</p>
---	---



Project Description

The applicant proposes to construct a new approximately 405 square foot addition to the existing structure located at 708 Ohio Street. The proposed new addition will be set back approximately 6 feet from the north wall plane of the existing structure, extend approximately 29 feet east of the east wall plane, and will be 16 feet wide from north to south. The new addition will also be set back from the south wall approximately 15 feet from the south wall plane. The narrow section of the addition that is adjacent to the existing structure will house a proposed laundry room and hallway. The larger section of the addition used for a bedroom and bathroom.

The new addition will be clad with lap siding to match the existing house. The proposed roofing material will be asphalt shingles that will also match the existing structure. Windows will be aluminum clad wood windows. Windows are proposed for the north, east and south elevations. Aluminum clad French doors opening to the deck are proposed on the south elevation. A mixture of sizes of double hung and single hung type windows are proposed.

The roof of the new addition will be asphalt shingles to match the existing structure.

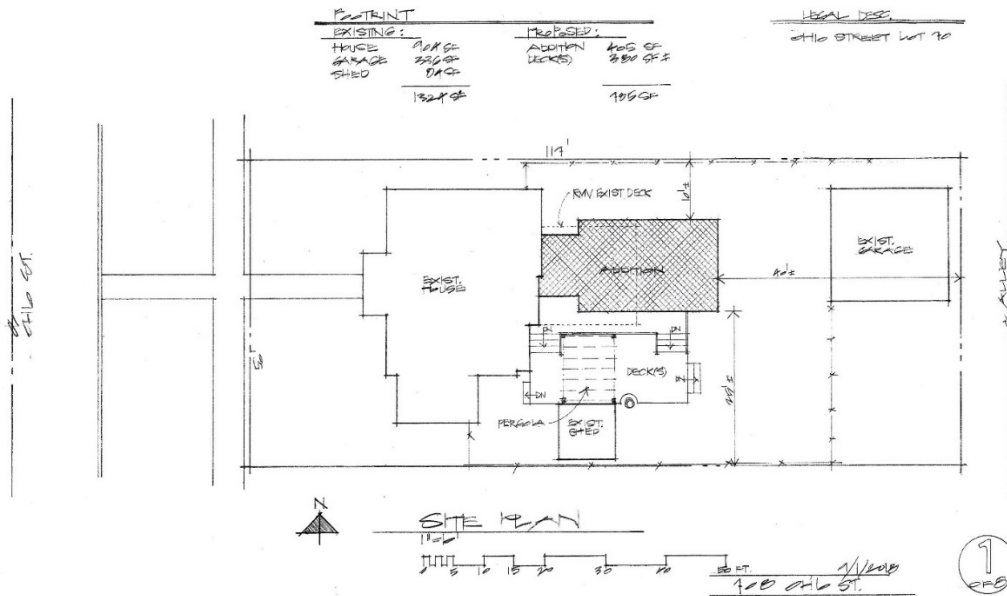
The project also includes a two tier deck, steps, and pergola totaling approximately 380 square feet.

Project Review

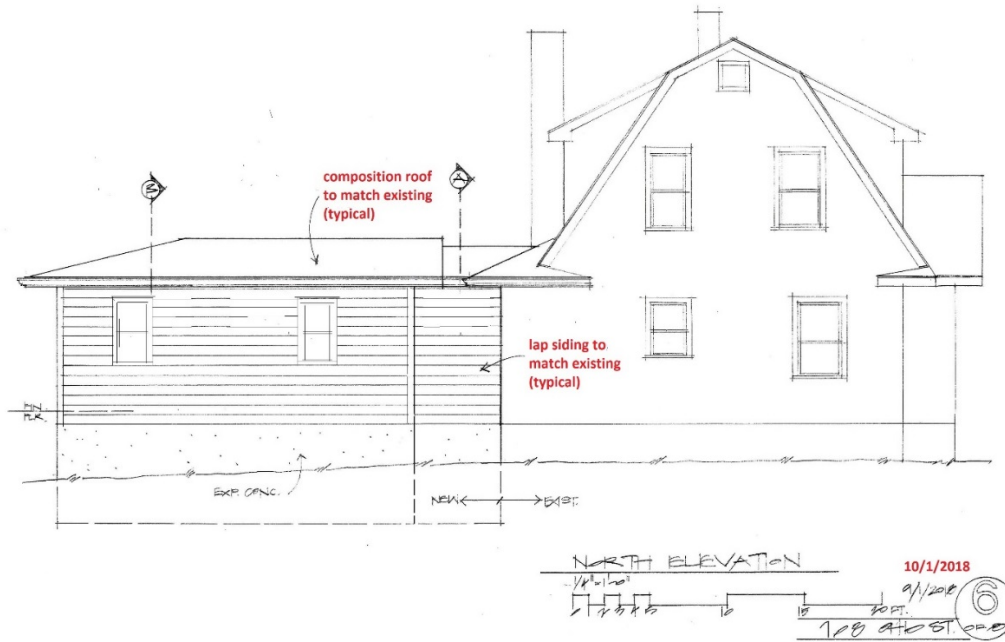
The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, as part of a district, or located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall

determination of what constitutes character-defining elements. Character-defining elements include, but are not limited to, the overall shape of the buildings, roof forms, materials, decorative details, size, setbacks, and scale found in the area. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

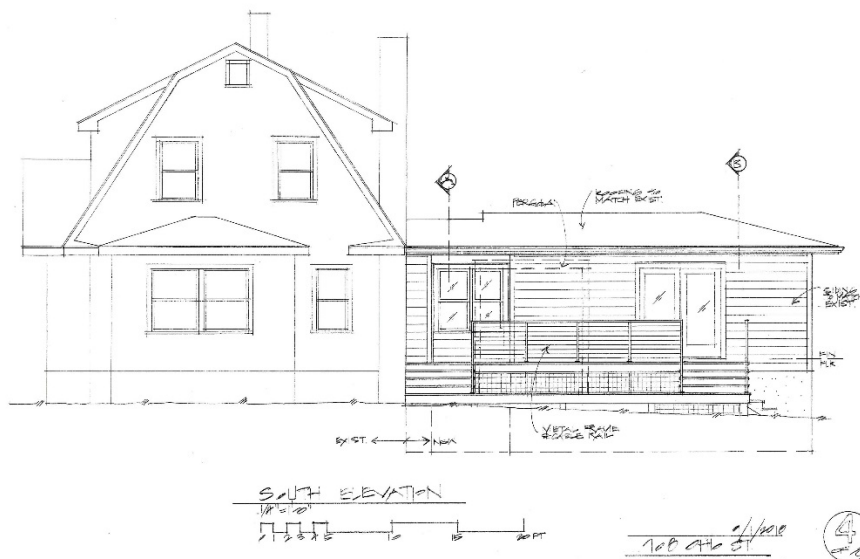
The proposed addition is a 405 square foot addition that would add a bedroom suite, a small laundry room and hallway. The addition will be one story and the addition's height will be less than the height of the existing structure. The proposed materials of lap siding and aluminum clad wood windows are compatible with the district.

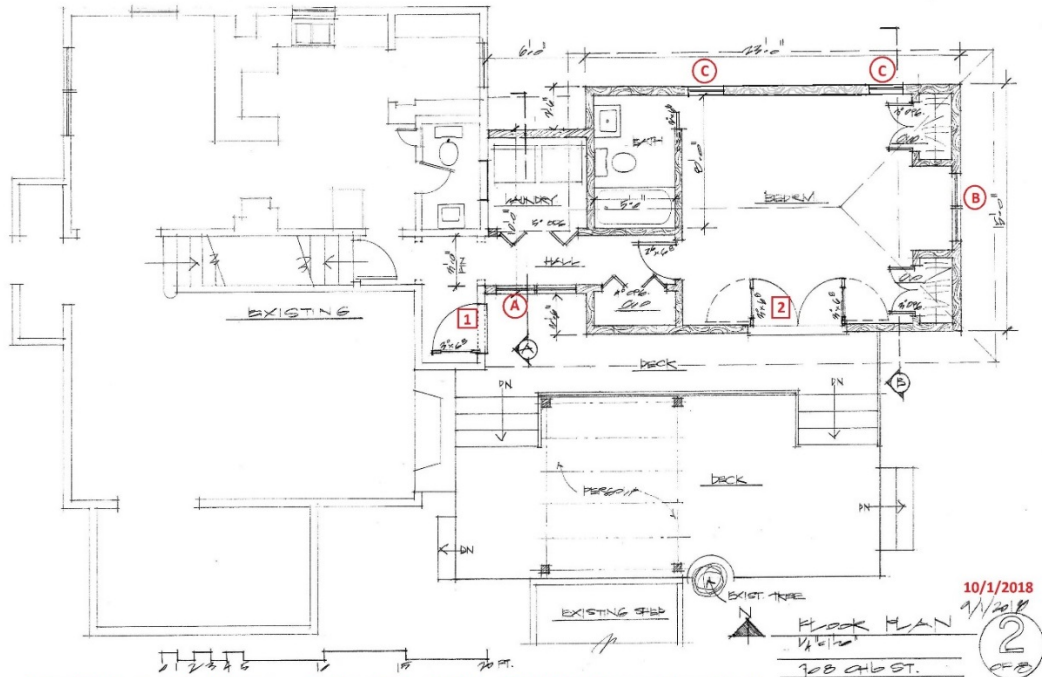


The proposed placement of the new addition is to the rear of the primary structure. This placement will create a recessed addition to the structure. Based on preservation guidelines and practice, new additions are ideally placed to the rear of structures. Placing an addition to the rear of a structure allows for the character defining features like rhythm, spatial relationships, setbacks, and site coverage patterns of the area to be maintained. The applicant proposed a plan that is a rear addition with a setback between the existing structure and the new addition. The proposed rear addition would allow for the new spaces to accommodate the new uses while minimizing the size of the addition and adhering to best standards for historic structures. This will meet the standards and best practices for new additions in a historic district.



As part of the proposed addition, the applicant has also proposes a two tiered area deck that also tucks into the rear area of the existing structure. The deck is set back and recessed from the existing wall planes. The proposed placement, size, and mass of the addition are compatible for the environs of the listed property.





- Doors/Windows:**
- | | | | | |
|---|-------------|---------------|------------------------|---------------------------|
| 1 | full lite | aluminum clad | (single) 3'-0" x 6'-8" | (ver. exact size w/ mfr.) |
| 2 | full lite | aluminum clad | (french) 6'-0" x 6'-8" | (ver. exact size w/ mfr.) |
| A | double hung | aluminum clad | (double) 5'-0" x 5'-0" | (ver. exact size w/ mfr.) |
| B | double hung | aluminum clad | (double) 4'-0" x 4'-0" | (ver. exact size w/ mfr.) |
| C | double hung | aluminum clad | (single) 2'-0" x 4'-0" | (ver. exact size w/ mfr.) |

10/1/2018

FLOOR PLAN
1/2" = 1'-0"
JOB NO. 18-01
2



Proposed Location of Addition

The proposed hipped roof form of the addition is appropriate for this project.

The proposed fenestration for the addition is regular and typical for the district. The south elevation will have a French door that opens onto the proposed deck. Some fenestration is proposed for the each elevation. The east and south elevations will have double hung windows in pairs. The north elevation will have two individual double hung windows arranged nearly equally along the elevation. Staff has no concerns for the use of window types or configurations. The size and location of the windows on the south elevation of the structure would help to articulate the transition from the existing structure to the new addition.

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

The standards that apply to this project are Standards 9 and 10.

Standard 2 focuses on retaining and preserving the historic character of a property. The proposed project minimizes the removal of any historic elements. A cased opening was created where the hallway to the new addition adjoins the existing structure and existing exterior elements will remain intact.

Standard 9 focuses on the construction of the new addition. The proposed project does not destroy historic material that characterizes the contributing elements to the historic district and the proposed new addition is differentiated from the historic structure by a step in where it meets the existing wall plane. The addition, as proposed is compatible with the district in massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10 focuses on the ability of new additions and adjacent or related new construction to be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Because the proposed structure is attached to the historic property by a recess, the removal of the structure in the future will allow the original form and integrity of the district to be unaffected.

STANDARDS FOR REVIEW

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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

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

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



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

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

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

RECEIVED

SEP 04 2018

City County Planning Office
Lawrence, Kansas

PROPERTY INFORMATION

Address of Property 708 OHIO ST

Legal Description (may be attached) OHIO STREET LOT 70

OWNER INFORMATION

Name(s) BRUCE & CATHY LIESE

Contact " " "

Address 708 OHIO ST.

City LAWRENCE State KS ZIP 66044

Phone (913) 579-5039 Fax ()

E-mail BLiese@Kumc.Edu Cell Phone ()

APPLICANT/AGENT INFORMATION

Contact DAN HERMRECK

Company _____

Address 1025 ROGERS PL.

City LAWRENCE State KS ZIP 66049

Phone () Fax ()

E-mail danarch73@hotmail.com Cell Phone (785) 979-2309

Existing Zoning <u>RSS</u>	Existing Land Use <u>RESIDENTIAL</u>	Proposed Land Use <u>RESIDENTIAL</u>	# of Buildings <u>2</u>
Total site area <u>5850 SF</u>	Existing Building Footprint <u>1324 SF</u>	Proposed Building Footprint <u>785 SF</u>	Open Space Area <u>3741 SF</u>
Existing Pavement Coverage	Proposed Pavement Coverage <u>NO NEW</u>		
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:**

708 OHIO ST.

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

Single story structure (405 sf) attached to the existing residence. Addition consists of new bedroom, bath, hall and laundry area.

Exterior work includes 2 level deck, steps and pergola (approx. 380 sf).

Siding, roofing, etc. to match existing at house.

Exposed concrete foundation walls.

Wood pergola, wood decking and steps with metal railings.

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

The owners are planning for their long term future in the house and wish to have a main level bedroom suite to enhance accessibility/livability. Currently bedrooms are upstairs.

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

Contact DAN HERMRECK

Company _____

Address 1025 ROBEYS PL.

City LAWRENCE State KS ZIP 66049

Phone (____) _____ Fax (____) _____

E-mail danarch73@hotmail.com Cell (785) 979-2309

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 8/17/2018

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

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

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE Cathy Liese hereby referred to as the "Undersigned", being of lawful age, do hereby on this 17 day of August 20 18 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 DAN HORMRECK (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 708 0410 ST (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.

Cathy Liese
Owner _____ Owner _____

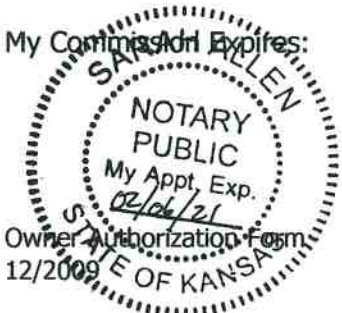
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 17 day of AUGUST, 20 18,

by Sarah C. Allen _____.

My Commission Expires:

S.C. Allen
Notary Public



FOOTPRINT

EXISTING:

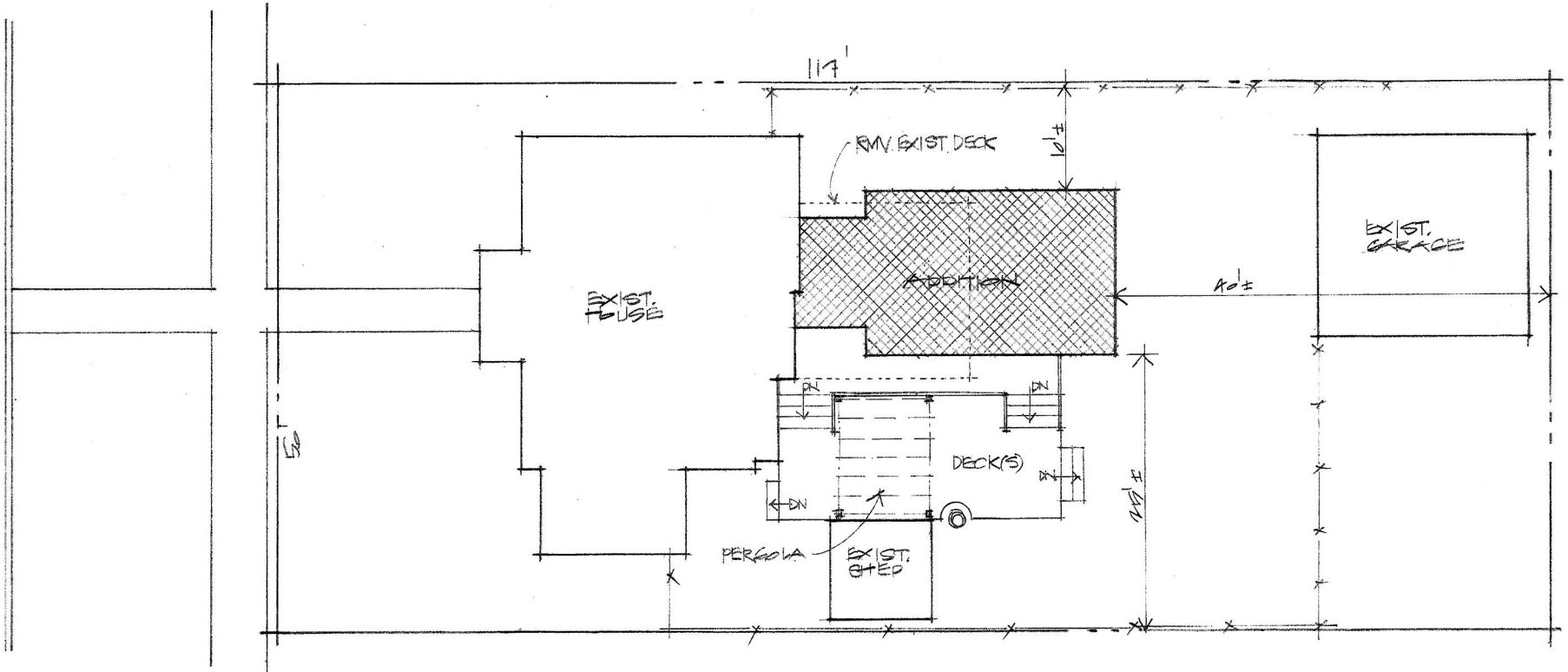
HOUSE	904 SF
GARAGE	336 SF
SHED	04 SF
<hr/>	
	1324 SF

PROPOSED:

ADDITION DECK(S)	405 SF 380 SF ±
<hr/>	
	405 SF

LEGAL DESC.

CHIL STREET LOT 70

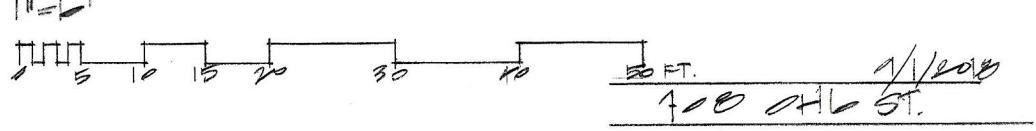


CHIL ST.

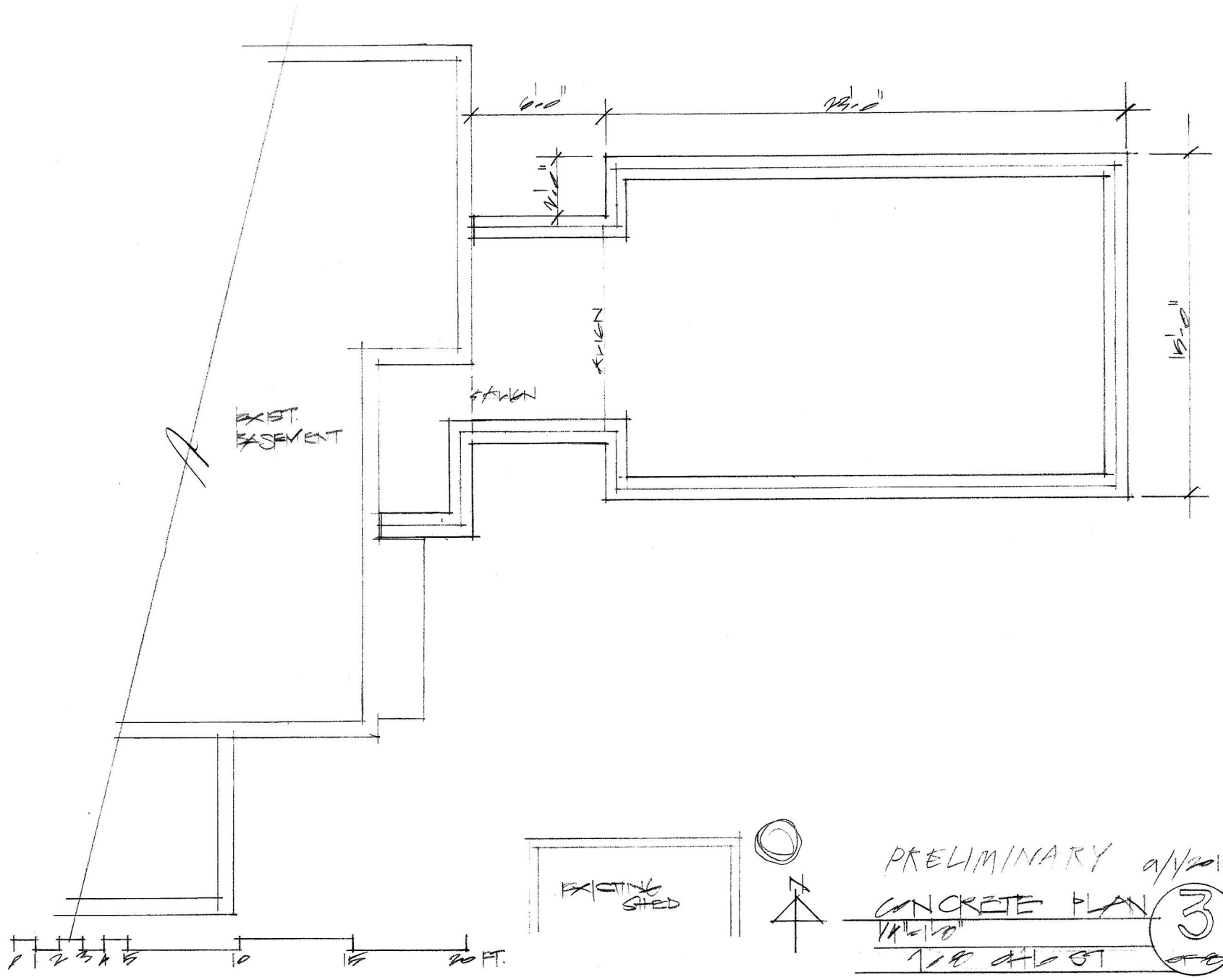
ALLEY



SITE PLAN



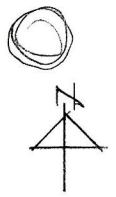
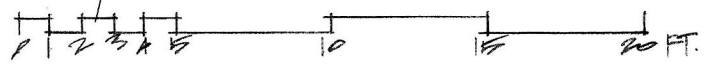
1 OF 8



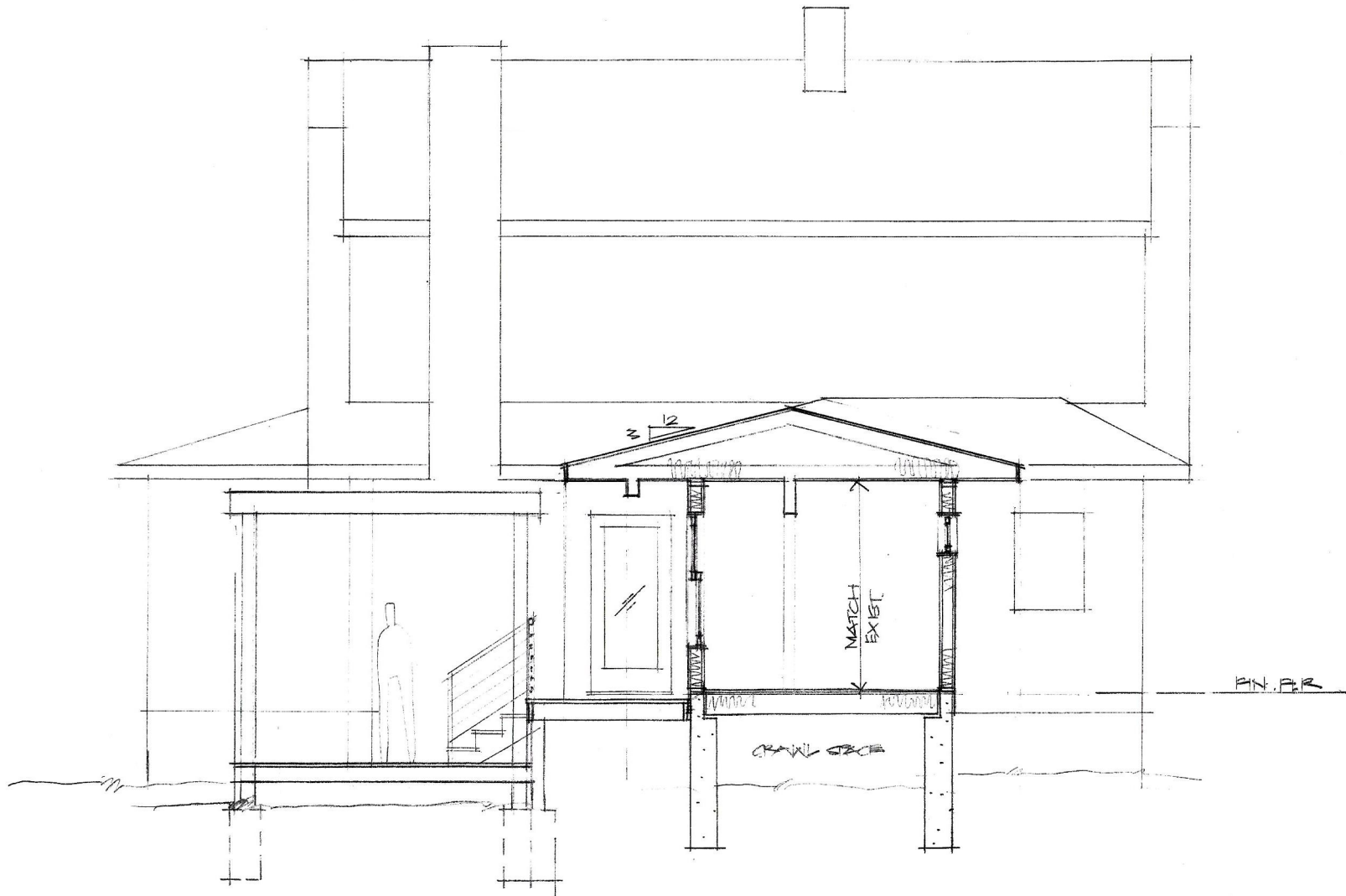
EXIST.
BASEMENT

FLOOR

EXISTING
SHED



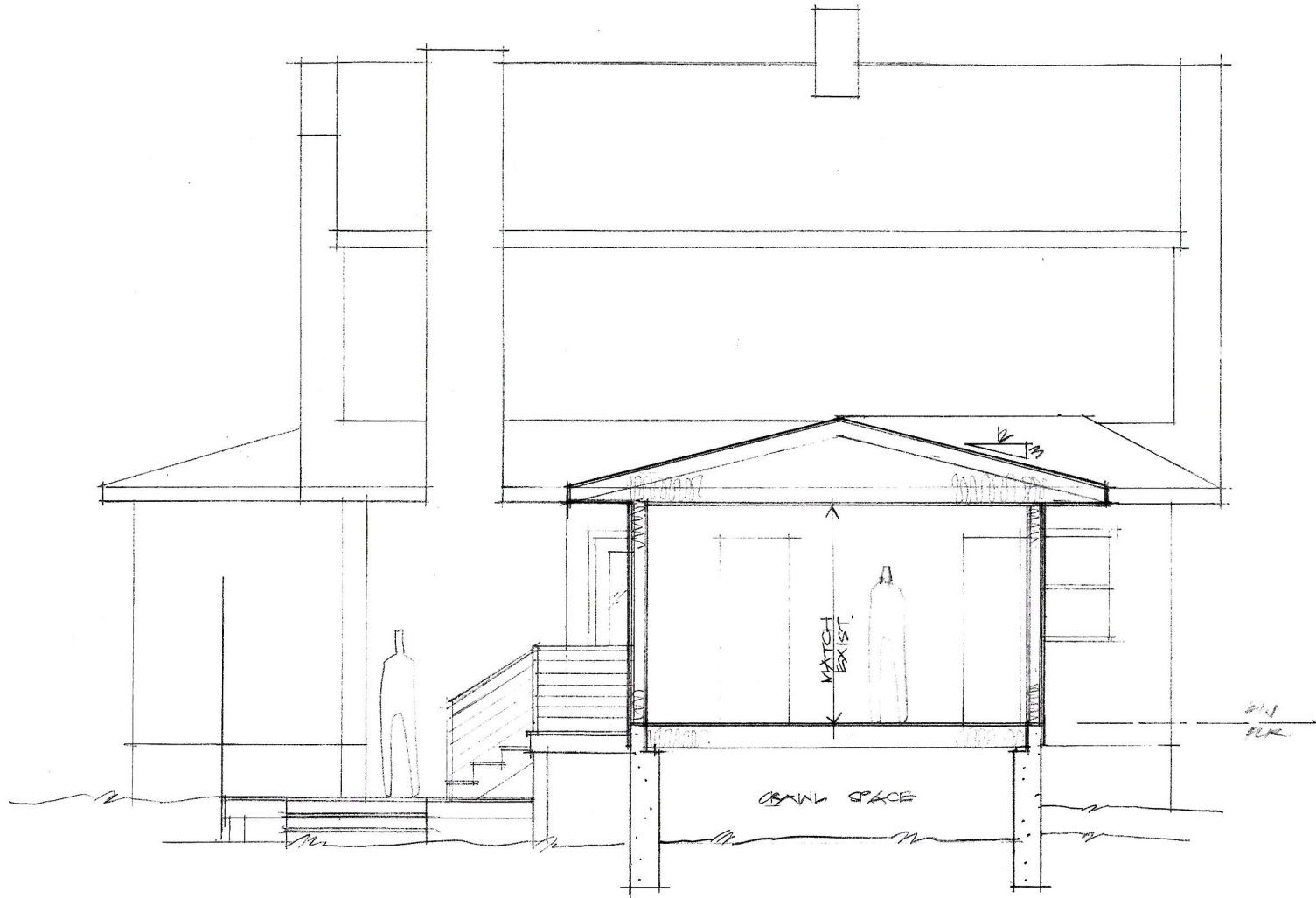
PRELIMINARY a/1/2018
 CONCRETE PLAN
 14'-0"
 118 410 ST
 3



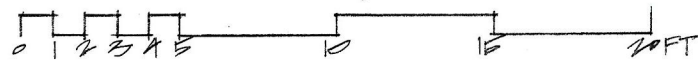
SECTION
A



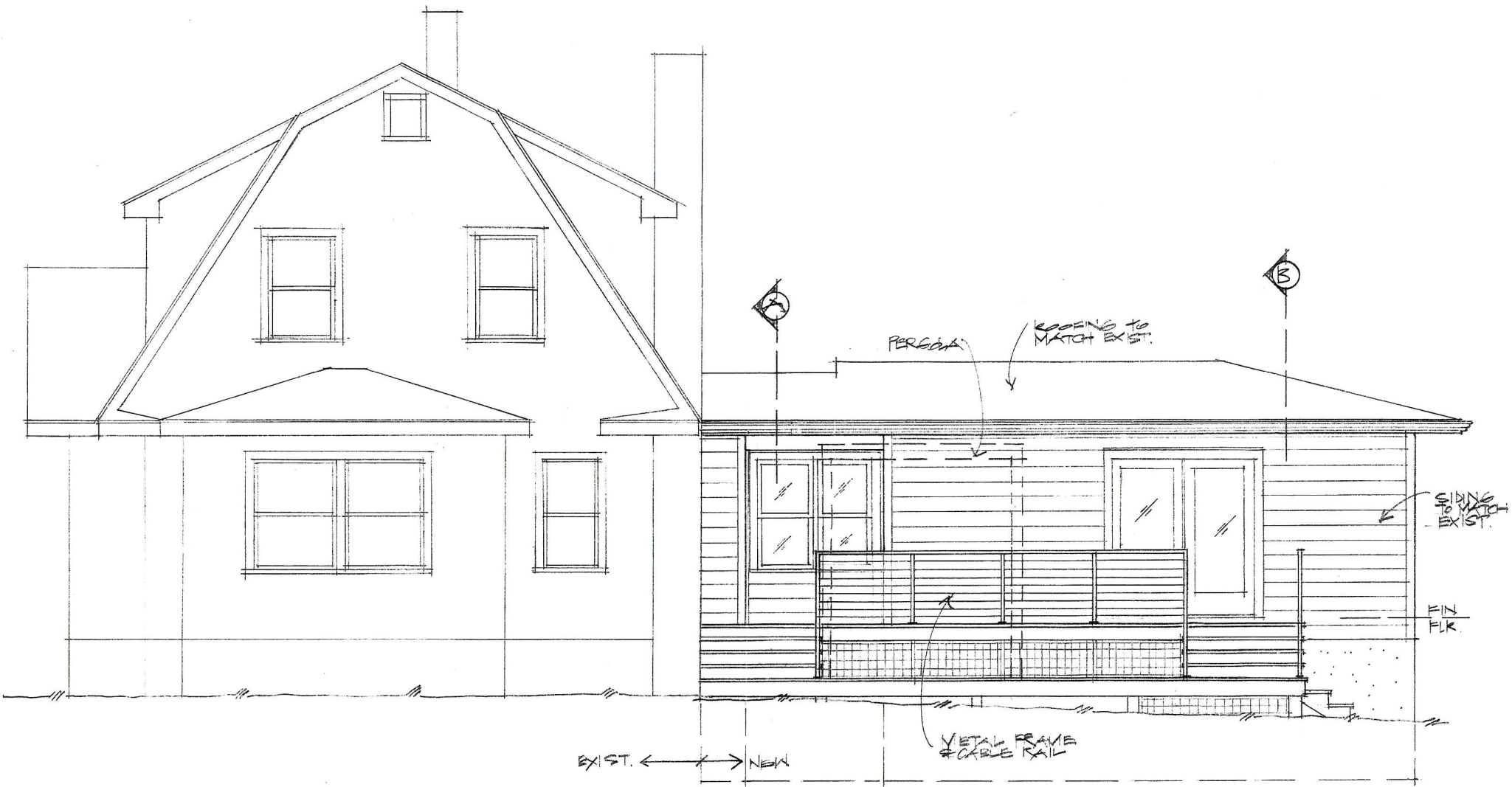
2/1/2010
100 #16 ST. (7)



(B) SECTION
 1/4" = 1'-0"



9/1/2008
 108 OHIO ST.
 (8)
 CB



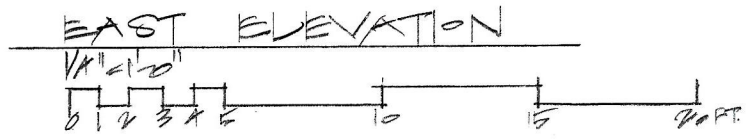
SOUTH ELEVATION

1/4" = 1'-0"

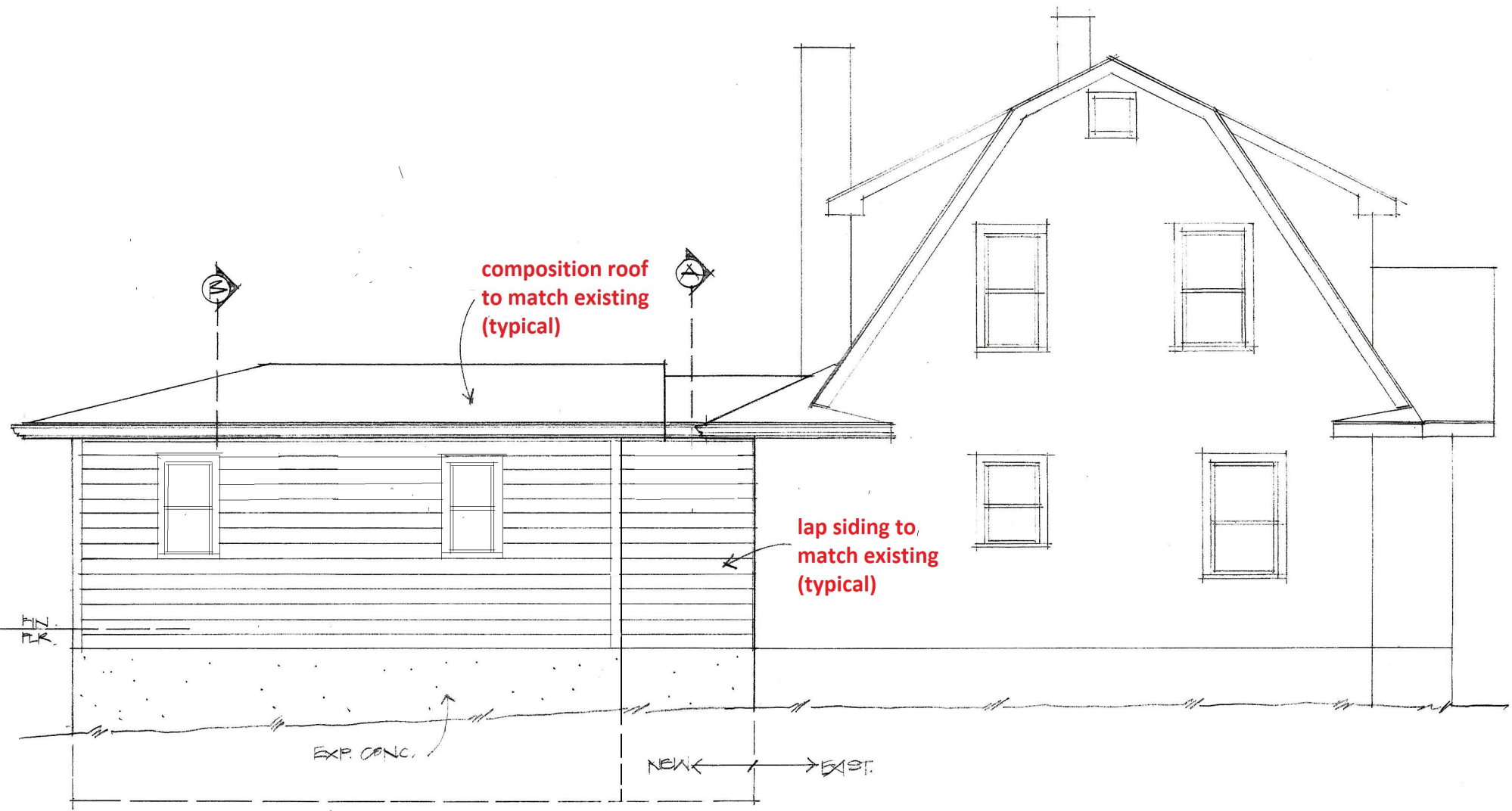


700 4th ST. 7/1/2010

4
FB

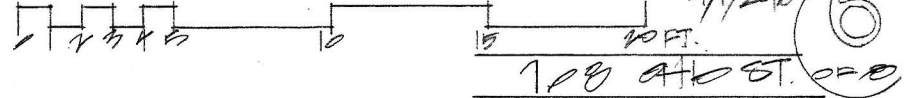


9/1/2010
 110 CHIO ST. (5)



NORTH ELEVATION

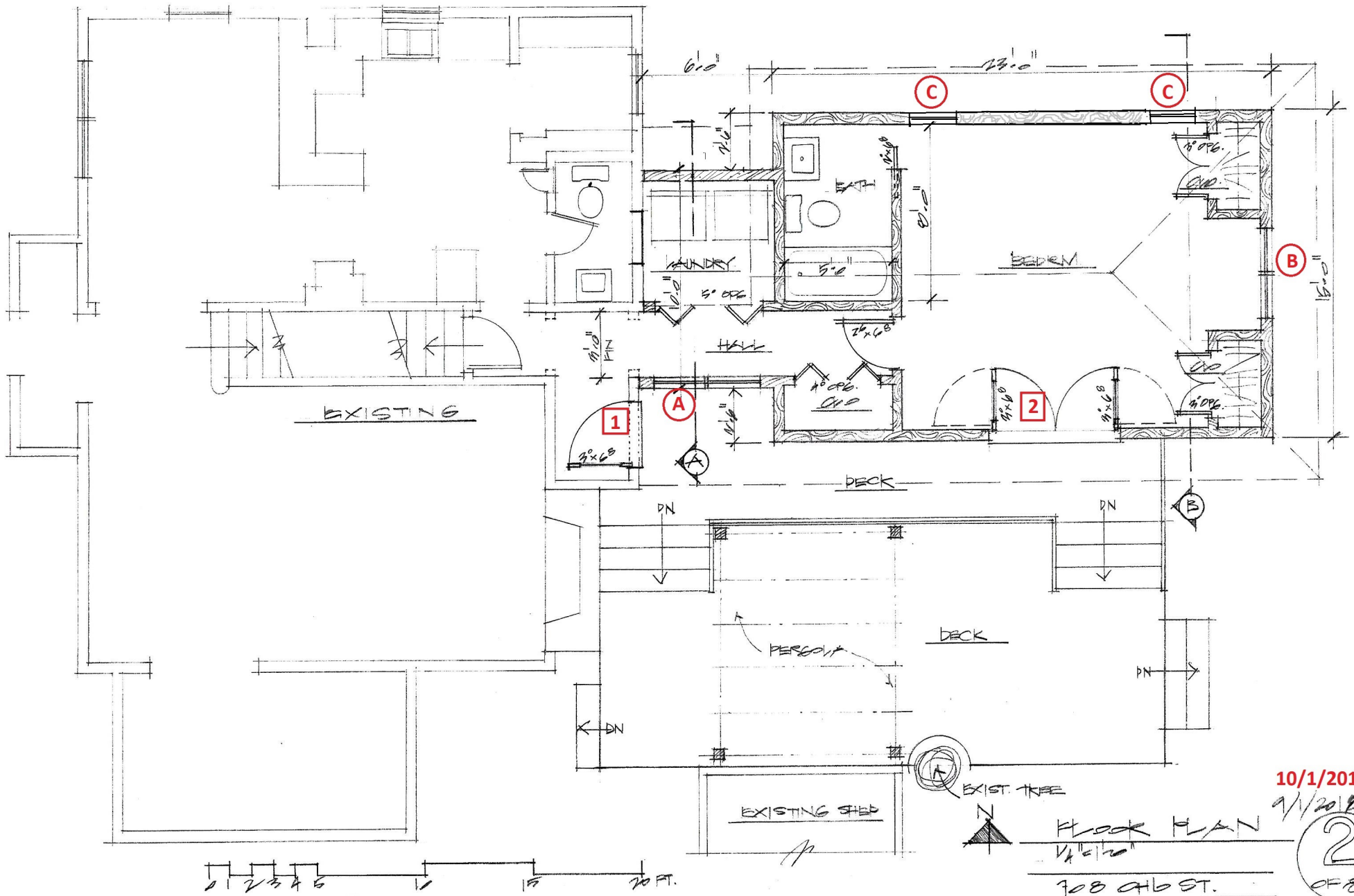
1/4" = 1'-0"



10/1/2018

9/1/2018





10/1/2018

9/1/2018

FLOOR PLAN

1/4" = 1'-0"

708 CHB ST.

2 OF 8

- Doors/Windows:**
- | | | | | | |
|----------|-------------|---------------|----------|---------------|----------------------------|
| 1 | full lite | aluminum clad | (single) | 3'-0" x 6'-8" | (ver. exact size w/ mfgr.) |
| 2 | full lite | aluminum clad | (french) | 6'-0" x 6'-8" | (ver. exact size w/ mfgr.) |
| A | double hung | aluminum clad | (double) | 5'-0" x 5'-0" | (ver. exact size w/ mfgr.) |
| B | double hung | aluminum clad | (double) | 4'-0" x 4'-0" | (ver. exact size w/ mfgr.) |
| C | double hung | aluminum clad | (single) | 2'-0" x 4'-0" | (ver. exact size w/ mfgr.) |

Lawrence Historic Resources Commission	Item No. 5
815 Vermont Street	DR-18-00454
New Construction	10/18/2018

<p>Applicant Stan Hernly on behalf of Robert J. Schumm, the property owner of record.</p> <p>Standards for Review</p> <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of Lucy Hobbs Taylor House (809 Vermont Street) <ul style="list-style-type: none"> ○ Area 1 <p>Downtown Design Guidelines</p> <p>Associated Cases A site plan will be required for this development project.</p>	<p>Request The applicant is requesting to construct a four story mixed use structure on the vacant lot located at 815 Vermont Street.</p> <p>Reason for Request The property is located in the environs of the Lucy Hobbs Taylor House (809 Vermont Street), Lawrence Register of Historic Places and is located in the Downtown Urban Conservation Overlay District.</p> <p>Staff Recommendation</p> <p><u>Certificate of Appropriateness</u> Staff recommends the project be referred to the Architectural Review Committee to determine a compatible material for the third story and the rooftop penthouse of the proposed structure.</p> <p><u>Downtown Design Guidelines Review</u> Staff recommends the project be referred to the Architectural Review Committee to determine a compatible material for the third story and the rooftop penthouse of the proposed structure.</p>
--	---

Project Description

The applicant is proposing to construct a mixed use structure with a building footprint of 10,194 square feet. The building will be set back 5 feet from the north property line to create a 5 foot sidewalk. The building will have no setback from the south property line. Setbacks vary on the east and west to accommodate the overall building design. A garage will be accessed off of the alley to the west. Commercial uses are proposed for the ground floor of the structure with office uses on the second level, and a condominium on the third floor that includes the fourth floor penthouse for a sunroom.

The primary/east elevation of the proposed structure is divided into five sections. The center section, approximately 15 feet wide, is sheathed in limestone panels on the first and second story, and is slightly recessed from the property line. The third level of this section is recessed approximately 10 feet from the front wall plane to create an outdoor terrace area. It is sheathed with unpainted wood shiplap siding. The ground floor of this section has the traditional three part

storefront system of bulkhead, display windows, and transom. An additional division of space is located above the glass transom area. The second level has a projecting balcony. Fenestration on the second and third levels is full height doors with full height sidelights and ripple glass transoms.

Directly to the north and south of the center section are two identical brick sheathed sections that are constructed to the east property line and are approximately 25 feet wide. These sections are proposed to have traditional three part storefronts in the same proportions as the center section although the material of the bulkhead will be granite rather than the limestone that is proposed for the center section. The center entries will be recessed. The second floor of these sections is fenestrated by two equidistant full height glass doors with ripple glass transoms that open onto a projecting balcony. The third floor fenestration is paired 2 over 1 windows directly above the doors on the second floor.

On the north and south ends of the structure are two identical two story sections sheathed in the limestone to match the center section of the building. These sections of the building are slightly recessed from the front wall plane and the property line and are approximately 13 feet wide. These sections also have the traditional three part storefront systems to match the rest of the ground level façade but the north section has no entry door and the south has an entry door to the offices on the second level of the structure. The bulkheads are limestone. The second story fenestration is full height doors with sidelights and ripple glass transoms. Projecting balconies are also proposed for the second floor of these sections.

On the roof, recessed approximately 14 feet from the front wall plane of the east elevation is a penthouse structure that houses a sunroom for the third floor condominium. A terrace railing for this structure protrudes from the face of the penthouse approximately 4 feet. This structure is 368 square feet and is clad with unpainted wood shiplap siding. The structure has a shed roof and full height patio doors on the east elevation. The north elevation has paired 2 over 1 windows, and the south elevation matches this pattern. The west elevation has a single pair of 2 over 1 windows.

The south elevation is primarily stucco with minimal fenestration and one terrace area with a brick façade.

Materials on the west elevation include stucco, concrete masonry units, and unpainted wood shiplap siding on the third floor. Fenestration on this elevation is primarily paired 2 over 1 windows. There is an open entrance to a covered garage area on this elevation.

The north elevation is stucco with paired 2 over 1 windows, and patio doors with rippled glass transoms. These doors open onto projecting balconies. The limestone of the east elevation wraps around the northeast corner of the structure and continues for approximately 8 feet.

The overall height of the building is 48 feet 4 inches.

Project Review

Current Context

The 800 block of Vermont Street is the western edge of Lawrence's downtown and the western edge of the Downtown Urban Conservation Overlay District. The Vermont side (eastern side) of this city block is commercial while the west side of the block (Kentucky Street) is residential. The northeast end of the block (201 W. 8th Street) is located in Lawrence's Downtown Historic District.

The structure is a brick, two story structure with a high parapet that was constructed c. 1880 with alterations at later dates. Next to this structure is an alleyway/parking/possible loading area that continues to the mid-block alley. There are two, one story structures that appear to have a party wall construction to the south of this area. Adjacent to the one-story commercial structures is the Lucy Hobbs Taylor House.

At the southwest corner of the Vermont Street block facing 9th Street is the Carnegie Library, now the Carnegie Building. Built in 1904, this imposing structure is one story with the basement level half above ground and a tall parapet. The elevation and partially exposed basement of the structure and the tall parapet give the visual appearance of a 1½ story building. Between the Carnegie and the project site is Vermont Street Station. This one-story structure was originally a gas station (does not show on 1927 Sanborn; Skelly Service Station in a c. 1930 photo) and was modified in the 1970s.

Across the street from the project site is a large city parking lot. The only structure on this block face is the Standard Mutual Life building with its primary façade facing north (8th Street). This structure was constructed in 1930 and is a two story building, but like the Carnegie, it has a partially exposed basement that creates a visual impression of a three story building.

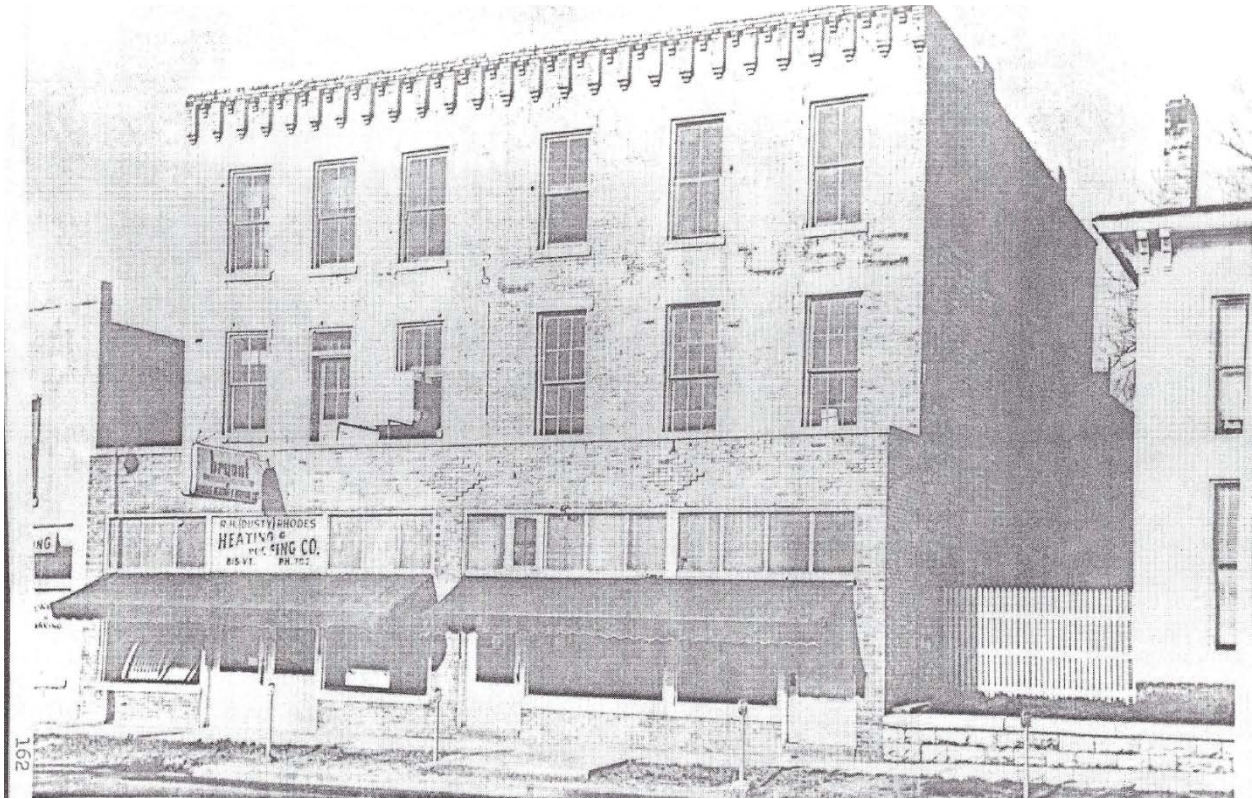
To the west of the project site on Kentucky Street are detached dwellings that were originally residential and were constructed between 1878 and 1917. The residential properties on Kentucky Street are not listed on any historic register, nor are they located in an overlay zoning district. However, the properties on the north end of the block are located in the 250 foot environs of the Lucy Hobbs Taylor House listed in the Lawrence Register of Historic Places.

Historic Context

When the 1889 Sanborn Maps covered the 800 block of Vermont Street, there were few residential structures remaining. All of the east side of the block had become commercial as had the north end of the west side of the block. In 1889, the south end of the west side of the block still contained two residential dwellings (Lots 61 and 67). Almost all of the lots in the 800 block of Kentucky Street were residential.



(Watkins Museum of History Collection)

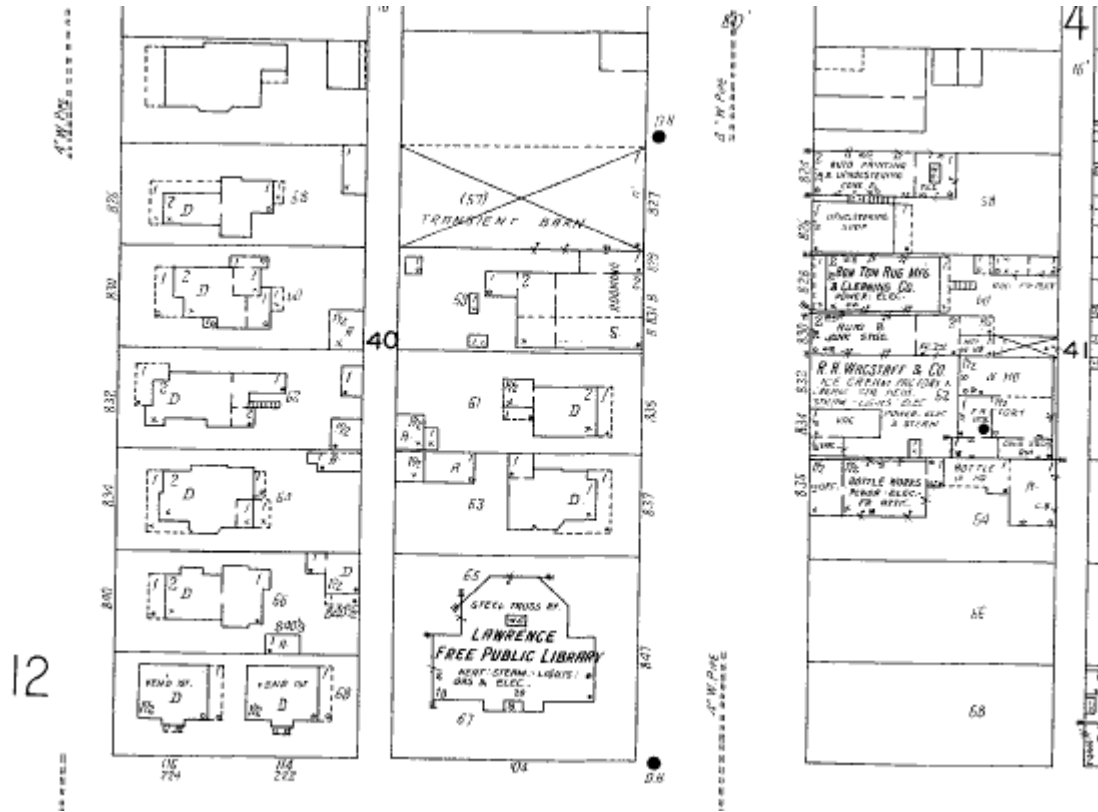


Provided by the applicant

A two story structure is shown to the south of the converted Lawrence House. In 1927 the Sanborn Maps indicated that this was not a party-wall. The altered Lawrence House building was destroyed by fire on December 24, 1990.

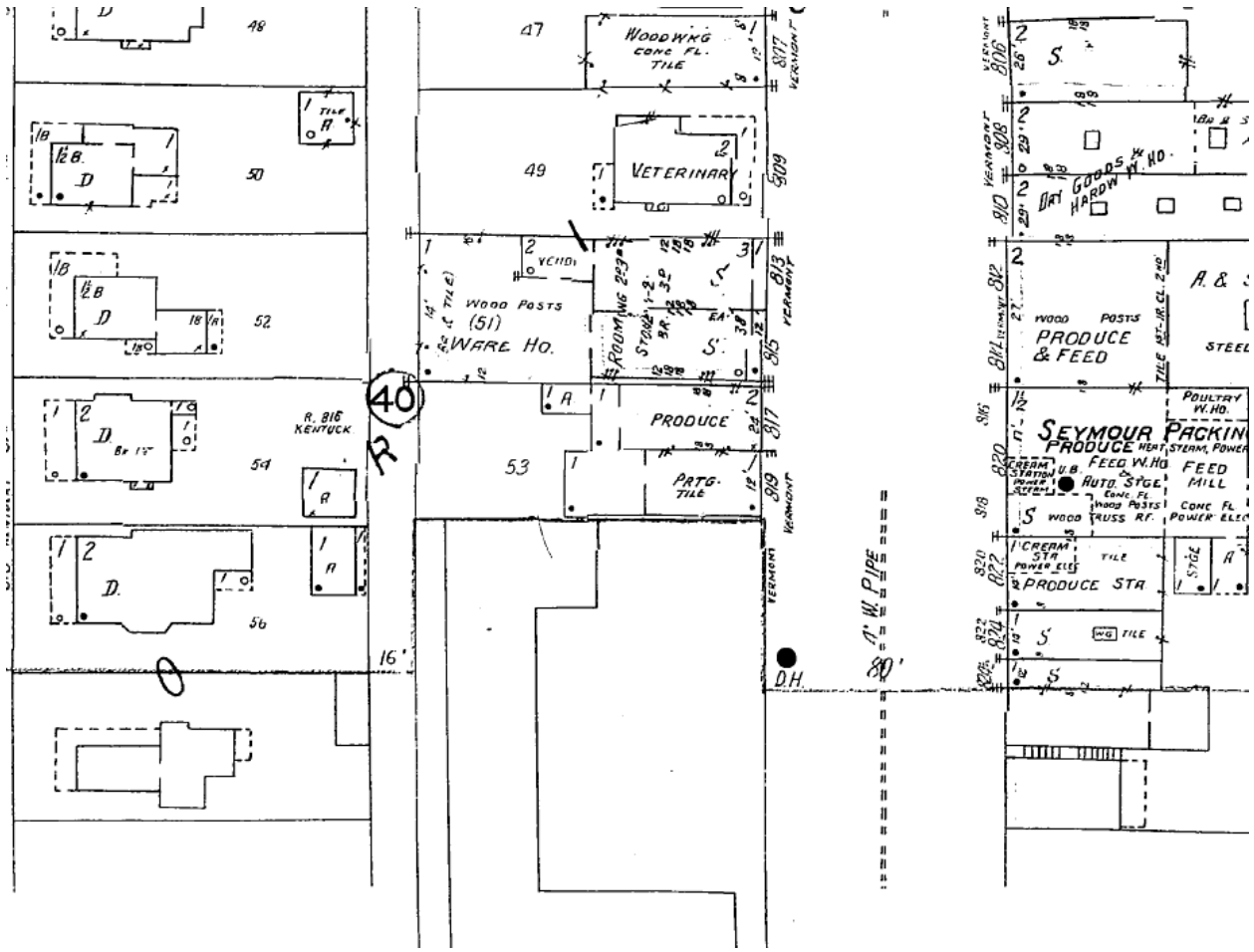
The exception to the commercial building types in the area was the Lucy Hobbs Taylor House. The house was originally constructed with the ground floor as an office with residential on the second floor. The Lucy Hobbs Taylor House was constructed in 1871.

By 1927, the Sanborn maps show that while the structures on Vermont remained primarily commercial structures, there were two detached dwellings that appear to be residential to the north of the Carnegie Library building (Lots 61 and 63). All of the structures in the 800 Block of Kentucky were detached residential structures.

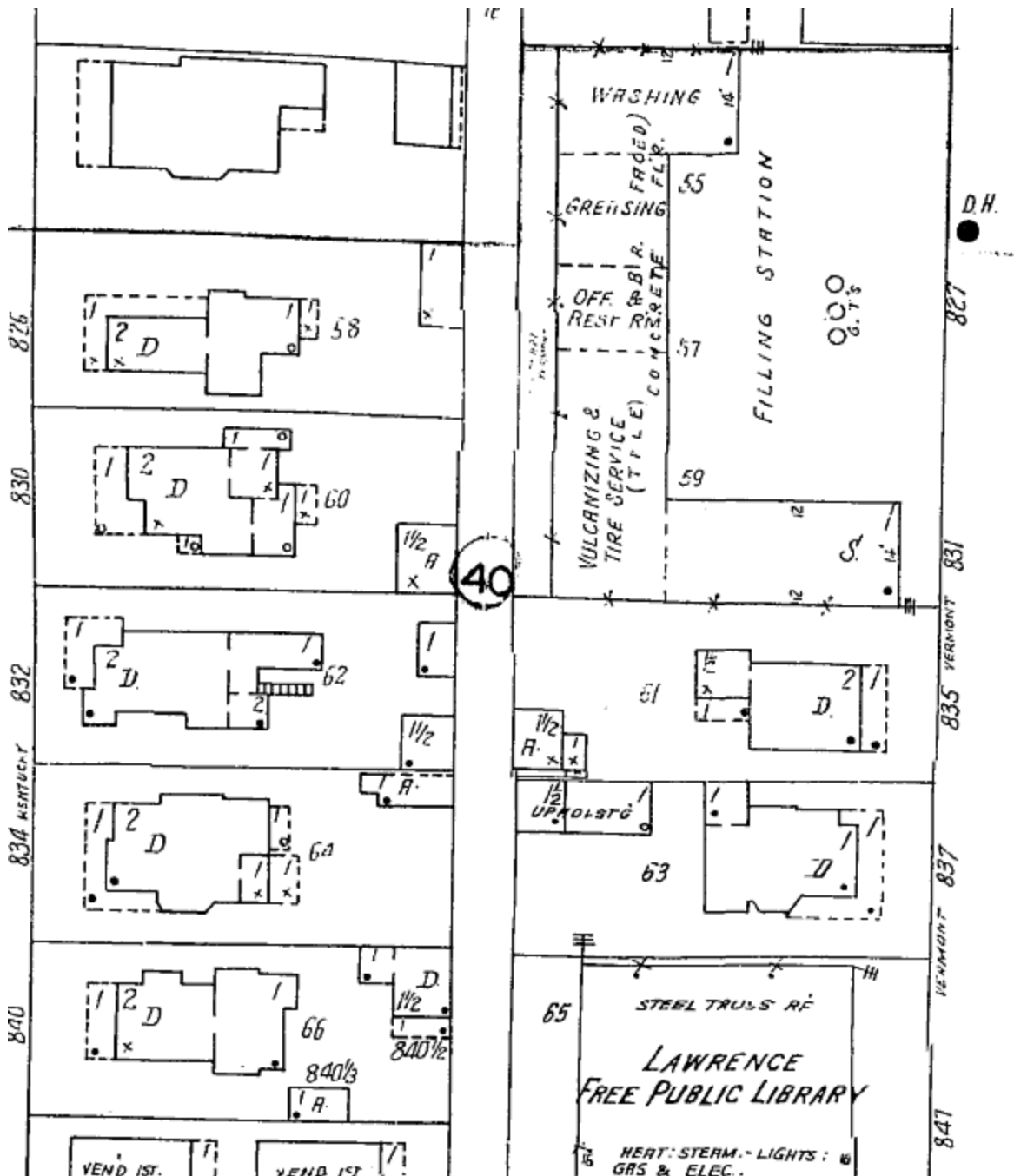


South portion of the block in 1927

In 1949, the two remaining residential detached dwelling structures (Lots 51 and 53) to the north of the Carnegie still existed. A new structure is shown as a gas station on Lots 55, 57, and 59. A 1930s photograph identifies the gas station as Skelly Service Station. All of the remaining lots on the west and east side of the 800 block of Vermont Street were commercial building types except for the Lucy Hobbs Taylor house. All of the structures on the east side of Kentucky Street were one to two-story residential detached dwellings.



1949 Sanborn Map North 800 Block



South 800 Block in 1949

Certificate of Appropriateness

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. The review focuses on the 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 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. Illustrative design criteria are in set forth in Section 22-506.1 and include: height, massing, scale, directional expression, setback, sense of entry, platforms, roof shapes, and rhythm of openings.

The subject property is located in the environs of the Lucy Hobbs Taylor House (809 Vermont Street), Lawrence Register of Historic Places. There is a direct line of sight from the listed property to the subject property as the proposed site is adjacent to the listed property. The environs definition identifies that new construction reviews for Area 1 should be reviewed by the Historic Resources Commission. In addition, the environs definition for the Lucy Hobbs Taylor House identifies that new construction in this area should:

1. Meet the intent of the Criteria set forth in Section 22-505.
2. Consider the main issue in the review as whether the project will encroach upon the listed property.
3. Not block the views to and from the listed property; and
4. Should create a transition zone from the commercial development on Massachusetts and the east side of Vermont to the west side of Vermont and finally Kentucky Street.

As mentioned above, the Lucy Hobbs Taylor house was the exception to the development pattern in this half of the 800 block of Vermont Street. The form of the proposed structure is consistent with the historic environs of the Lucy Hobbs Taylor house and is consistent with forms in the current context of the environs of the structures in the eastern part of the environs on Massachusetts Street. The placement of the building on the east property line does block some of the view to the listed property from the south, but the setback from the property line on the north elevation of the structure helps to mitigate this loss of view. The mass of the structure is large compared to the listed property and historic properties identified on the Sanborn Maps. Historically, the parcels in this area of the block had some open space. The mass of the structure is significantly larger than the residential structures to the west on Kentucky Street.

The directional expression, orientation, and the sense of entry of the proposed structure are compatible with the listed property and the environs of the listed property. The large floor to ceiling heights and the windows that are taller than they are wide create an appropriate scale for the new structure, and the rhythm of the openings also creates a compatible design. The architectural detail of the structure is appropriate for a commercial structure in the environs of the listed property.

The flat roof of the structure is appropriate for a commercial structure in the environs. The roof of the penthouse is not typical for penthouse roofs in the downtown area, but it does minimize the overall height of the penthouse structure.

The height of the new structure is a consideration for this project. The total building height including the penthouse is 48 feet 4 inches. (The height of the building without the penthouse is approximately 41 feet.) Historically, by at least 1890, a structure of a similar height as the building without the penthouse existed in this location. (The listed property was constructed c. 1871.) Some three story structures exist on Massachusetts Street. Two story structures exist along 8th Street. While the height of the proposed structure is taller than the listed property, it is within a range of heights that appear compatible with the overall area of the environs. The separation of the proposed structure from the listed property helps to mitigate some of the height impact of the proposed structure. (It should be noted that the HRC previously approved a 60 foot structure in 2015 for this location.)

The only concern for staff is the proposed material for portions of the third floor and the rooftop penthouse. This unpainted wood shiplap siding is not found on commercial structures in the environs of the listed property. Wood siding does exist in the residential area to the west, but it is painted. The unpainted siding will be visible from all four sides of the structure. Residential type lap siding is not appropriate for the commercial portion of the environs of the listed property (Area 1). Unpainted siding is not an appropriate material for the environs of the listed property. An alternative material should be chosen for this portion of the structure.

Staff is of the opinion that the project, as proposed, meets the intent of Chapter 22 and the environs definition for the Lucy Hobbs Taylor House with the exception of the unpainted wood shiplap siding proposed for the third floor and the penthouse roof structure.

Staff recommends the project be referred to the Architectural Review Committee to determine a compatible material for the third story and the rooftop penthouse of the proposed structure.

Downtown Design Guidelines

The following design guidelines apply to the proposed project.

4. General Urban Design Principles

- 4.1 Promote pedestrian-oriented urban forms.

The project achieves this with a pedestrian-oriented storefront across the main façade.

- 4.4 Encourage creativity, architectural diversity, and exceptional design.

The project achieves this by using variations of depth on the primary façade. While compatible in design, the project includes modern uses for some of the building materials like limestone panels and brick veneer.

5. Street and Landscape Elements

- 5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.

The street and alley are maintained.

- 5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.

The alley is maintained for vehicular traffic.

5.3 Accent paving shall be used at intersections and mid-block crossings.

The pedestrian crossing is not mid-block and has not been approved by the City. This will be addressed with the required site plan for the development.

5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.

Street trees should be located per City Code and placement will be determined with the site plan. Lighting should be consistent with the downtown design and will be determined with the site plan for the project.

5.5 Existing landscaping features such as raised planters and street trees shall be maintained.

There are no existing raised planters and street trees will be addressed with the site plan.

5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.

The project meets this guideline.

5.7 Landscape strips shall be centered around required street trees.

The project meets this guideline.

5.8 An irrigation system shall be provided for all plant materials in the landscape bed.

Irrigation is not noted on the plan.

6. Block Elements

6.1 Buildings should have retail and commercial uses at street level.

The building is designed for street level commercial uses.

6.2 The main or primary entrance to buildings shall be oriented toward the primary street.

The primary entrance is oriented to Vermont Street, the primary street.

6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.

The structure is proposed to be constructed to the south lot line. The main/east façade varies from the zero lot line to a recess of 1 foot and recessed entries that are approximately 4 feet. These recessed entries are appropriate for commercial storefronts. The north building plane is recessed 5 feet from the north property line. This allows for a 5 foot sidewalk for pedestrian access.

- 6.13 Storefronts should respect the 25-foot or 50-foot development pattern ratios that prevail. Upper story facades may vary from this pattern but must unify the building as a whole.

The project partially meets this standard. The center section and the north and south sections of the structure are less than 25 feet. The dominate brick portions of the structure are 25 feet. The upper floors unify the overall building design.

- 6.14 Buildings shall maintain the pattern of multiple-story buildings throughout the downtown area. Existing one-story buildings should be considered for compatible redevelopment.

The building is proposed at three stories and meets this standard

- 6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.

A distinction is made by the transoms included in the storefront design with the brick or limestone panels separating the first and second floors. Balconies and recessed building planes are also used to distinguish the upper levels of the building.

7. New Construction

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits.

The new structure is multistory and is within the appropriate limits for this site.

- 7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.

The verticality of the structure is achieved with windows that are taller than they are wide and appropriate floor to ceiling heights.

- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.

While the proposed structure is taller than the adjacent properties, it does not vary greatly from the roofline of the property to the north and is similar to historic structures that were previously located on the lot. It does not vary greatly from the other commercial structures to the north.

- 7.4 Buildings on the interior of a continuous block face must be no more than one story taller than adjacent structures. Buildings on corners must be larger in scale than adjacent structures.

The new structure will be approximately one story taller than the structure to the north. The

rooftop penthouse will increase this height, but it is setback from all four elevations to mitigate the additional height.

- 7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.

The existing historic structures in the block are not typical for the downtown area. The proposed structure has a compatible proportion that is within the range of structures in the downtown area.

- 7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary facade.

The street level design is consistent with this guideline.

- 7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations. No building shall be higher than five stories.

The height of the proposed structure is three stories with a rooftop penthouse.

- 7.8 In cases of infill construction, the width of a building's façade should fill the entire available space.

The proposed structure meets this guideline with the exception of the north elevation. The north elevation of the structure has been setback 5 feet to allow for greater views to the adjacent historic listed property, the Lucy Hobbs Taylor House at 809 Vermont Street, as defined by the environs definition for the listed property.

- 7.9 Facade widths for new buildings and additions should correspond with other buildings widths in the same block.

This is an atypical block for the downtown area. There are no other commercial structures in this block that relate to the downtown area. The proposed structure corresponds with other structures in the downtown area.

- 7.10 If a site is large, the mass of a new building's facade should be broken into a number of smaller bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level facade elements.

The project meets this guideline.

- 7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.

This is an atypical block for the downtown area. The proposed structure corresponds with other structures in the downtown area.

- 7.12 The ratio of window area to solid wall for new construction shall be similar to other

buildings in the block.

This is an atypical block for the downtown area. The proposed structure corresponds with other structures in the downtown area.

- 7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.

While no party-wall construction is used in this project, the zero lot line setback on the south end of the structure gives this appearance. The north wall is recessed to provide better views to the adjacent listed property and to provide a 5 foot sidewalk. The building form of the property to the north is not conducive to party-wall design.

- 7.14 The composition of an infill facade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.

This is an atypical block for the Downtown Urban Conservation Overlay District. The façade is consistent within the ranges of facades in the district.

- 7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street. Buildings must be placed with the express goal of continuing the overall building line of a streetscape.

This is an atypical block for the downtown area. The proposed structure corresponds with other structures in the downtown area.

- 7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

This is an atypical block for the downtown area. The proposed structure corresponds with other structures in the downtown area.

10. Building Materials

- 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.

The majority of the building materials for this project are consistent with guideline. Staff does not support the use of unpainted wood shiplap siding. The material shall be changed to a more appropriate material in all the areas of use on the building.

- 10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.

Materials are compatible with the exception of the unpainted wood shiplap siding.

11. Commercial Storefronts and Street Level Facades

- 11.4 Buildings where multiple storefronts span a larger, wider façade should extend design compatibility from storefront to storefront.

The structure meets this guideline.

- 11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.

The structure meets this guideline.

- 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.

The structure meets this guideline.

- 11.8 Storefronts may be recessed or extended slightly (typically, 3 to 9 inches) to emphasize the feeling of containment and provide architectural variety.

The recesses on the structure meet the intent of this guideline but are reduced by 1 foot.

- 11.9 Storefronts should provide for a recessed entry.

The structure meets this guideline.

- 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.

The structure meets this guideline.

- 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.

The structure meets this guideline.

- 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.

The structure meets this guideline.

12. Upper Story Façades

- 12.8 Upper-story facade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).

The structure appears to meet this guideline.

12.9 Upper-story windows shall have only minimal tinting and should appear transparent from street level. Dark or reflective tinting is not allowed on upper story windows.

Final window selection has not been made. This guideline can be met with the final review of the project.

12.10 Metal screens or bars shall not cover upper-story window openings.

The project meets this guideline.

13. Secondary and Rear Facades

13.2 Secondary facades shall contain upper story windows.

The structure meets this guideline. The south elevation has minimal fenestration.

13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.

The structure meets this guideline.

13.4 Secondary facades should not directly compete with the primary facade.

The structure meets this guideline.

13.5 While rear facades on older structures are more symmetrical in their design, more recent buildings may provide a more utilitarian design approach. In most cases, rear entrances and openings should occupy a relatively small part of the rear facade and exhibit more of a utilitarian character.

The structure meets this guideline.

13.8 Rear facades should provide sufficient architectural features, such as window and door openings, to articulate the building facade.

The structure meets this guideline.

13.9 Rear facades should not compete with the primary facade of the structure.

The structure meets this guideline.

15. Architectural Details, Ornamentation, and Cornices

15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

The structure meets this guideline.

16. Rooflines and Parapets

16.2 Mechanical equipment should not be visible from the pedestrian level and should be

screened through the use of parapet walls or projecting cornices.

The structure appears to meet this guideline. Final design plans should be reviewed to meet this guideline.

17. Awnings, Canopies, and Marquees

Movable fabric awning: A retractable, roof-like shelter constructed to permit being rolled, collapsed, or folded back to the facade of the building.

Stationary fabric awning: Awnings of stationary design, typically with metal frames, and covered with fabric.

Fixed awning: A rigid, roof-like shelter sloping and draining away from the building.

Canopy: A rigid, flat roof-like structure, sloping and draining towards the building.

Marquee: A large rigid, flat roof-like structure erected only over the entrance to a building.

17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical.

The structure meets this guideline.

17.6 Vinyl or plastic awnings are not appropriate.

The structure meets this guideline.

17.10 Upper-floor awnings should be mounted within window openings.

The structure meets this guideline.

17.11 Awnings shall be narrow in profile and shall not comprise residential design elements such as mansard roof forms or shake shingle cladding.

The structure meets this guideline.

17.12 Awnings and canopies should not project more than 6 feet from the lot line and must be suspended from, or affixed to, the building.

The structure meets this guideline.

17.13 If a building facade contains a transom area, awnings should be installed in such a way as not to obscure or damage it.

The structure meets this guideline.

17.15 Awnings should not obscure character-defining features such as arched transom windows, window hoods, cast-iron ornaments, etc.

The structure meets this guideline.

17.16 Awning units should be mounted or affixed in such a way as to avoid damage to the building's distinctive architectural features.

The structure meets this guideline.

18. Signs and Signage

18.1 All signs shall conform to the Sign Code provisions in the Code of the City of Lawrence.

This will be determined with the sign permit.

18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.

This will be determined with the sign permit.

18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.

This will be determined with the sign permit.

18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.

This will be determined with the sign permit.

18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall facade design or mounted below a storefront cornice.

The structure meets this guideline.

18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level façade.

This will be determined with the sign permit.

18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.

This will be determined with the sign permit.

18.10 Signs for multiple storefronts within the same building should align with each other.

This will be determined with the sign permit.

18.12 Wall-mounted signs on friezes, lintels, spandrels, and fasciae over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear façade width.

This will be determined with the sign permit.

18.20 The light for a sign should be an indirect source, such as shielded, external lamps. Consideration may be given to internal or halo illumination.

Sign lighting will be addressed with the sign permit.

19. Lighting

19.1 New exterior lighting should be compatible with the historic nature of the structure, the property, and the district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.

Lighting will be addressed in the final building design.

19.2 Lighting fixtures should be installed to be as unobtrusive as possible; they should be installed such that they will not damage or conceal any historic architectural features.

Lighting will be addressed in the final building design.

19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.

Lighting will be addressed in the final building design.

Overall, the proposed project appears to meet the majority of the Downtown Design Guidelines. The only concern for staff is the use of the non-compatible unpainted wood shiplap siding. Residential lap siding is not compatible for a commercial structure in the Downtown Urban Conservation Overlay District. Unpainted wood is not compatible for a structure in the Downtown Urban Conservation Overlay District.

Staff recommends the project be referred to the Architectural Review Committee to determine a compatible material for the third story and the rooftop penthouse of the proposed structure.

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 Lucy Hobbs Taylor House

The Environs for 809 Vermont Street, the Lucy Hobbs Taylor House, have changed since the period of significance. The environs is divided into two areas and reviewed in the following manner. This project is located in Area One.

Area One

The area primarily consists of commercial structures and parking lots. The commercial character of the environs in this area is important. The area should maintain the overall commercial character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Major projects (demolition of main structures, new infill construction, significant additions-greater than 20% of the original structure, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Commercial redevelopment in this area should not block the views to and from the listed property. In addition, commercial redevelopment in this area should create a transition zone from the commercial development on Massachusetts and the east side of Vermont to the west side of Vermont and finally Kentucky Street.

All projects will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505. The main issue in the review is whether the project will encroach upon the listed property. If the project does not meet the Criteria set forth in Section 22-505, the project will be forwarded to the Historic Resources Commission for review.



Downtown Design Guidelines

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

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

- 4.1 Promote pedestrian-oriented urban forms.
- 4.2 Maximize connectivity and access.
- 4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
- 4.4 Encourage creativity, architectural diversity, and exceptional design.
- 4.5 Encourage the integration of public art into public and private development.
- 4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
- 4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
- 4.8 Promote safety and appeal through appropriate boundaries and transitions.

5. Street and Landscape Elements

- 5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.
 - 5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.
 - 5.3 Accent paving shall be used at intersections and mid-block crossings.
 - 5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.
 - 5.5 Existing landscaping features such as raised planters and street trees shall be maintained.
 - 5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.
 - 5.7 Landscape strips shall be centered around required street trees.
 - 5.8 An irrigation system shall be provided for all plant materials in the landscape bed.
 - 5.9 An agreement to participate in a benefit district for streetscape improvements may be executed in lieu of immediate improvements.
-

6. Block Elements

- 6.1 Buildings should have retail and commercial uses at street level.
- 6.2 The main or primary entrance to buildings shall be oriented toward the primary street. For instance, if a building fronts Massachusetts Street, the main entrance shall face Massachusetts Street. Likewise, if a building faces 7th Street, the main entrance shall face 7th Street.
- 6.3 Corner buildings may have entrance doors that face the intersection or both streets.
- 6.4 Buildings located on corner sites are considered anchor buildings and their building form should reflect this designation. Anchor buildings should be larger in scale and massing, and more ornate than adjacent infill buildings.
- 6.5 Buildings located on corner sites shall have a primary facade and a secondary facade. For instance, the building located at 8th and Vermont Street has a primary facade along 8th Street and a secondary facade along Vermont Street.
- 6.6 Buildings that are adjacent to parking areas or structures shall have the main or primary entrance on the street-facing elevation. A secondary or minor entrance may be provided on the parking lot elevation.
- 6.7 Buildings shall reflect the existing topography by providing “stepping down” of the facade. The “stepping down” of a facade helps maintain a sense of pedestrian scale.
- 6.8 Buildings fronting Massachusetts Street shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entryways and balconies.
- 6.9 Buildings fronting Massachusetts Street should have commercial/retail components at the storefront level.
- 6.10 Buildings fronting Massachusetts Street should reflect the prevailing party-wall construction pattern, with adjacent buildings sharing a common party-wall.
- 6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.
- 6.12 Buildings fronting numbered streets (7th, 8th, etc.) shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entries and balconies. Exceptions may be made for detached building forms which are traditionally set back from the property line.
- 6.13 Storefronts should respect the 25-foot or 50-foot development pattern ratios that prevail. Upper story facades may vary from this pattern but must unify the building as a whole.
- 6.14 Buildings shall maintain the pattern of multiple-story buildings throughout the downtown area. Existing one-story buildings should be considered for compatible redevelopment.
- 6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.
- 6.16 For buildings that provide a separate upper-story entrance on the exterior facade, the street level use entrance should be the primary focus of the building facade while entrances for upper story uses shall be a secondary feature of the building facade.

7. New Construction

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits.
- 7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.
- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.
- 7.4 Buildings on the interior of a continuous block face must be no more than one story taller than adjacent structures. Buildings on corners must be larger in scale than adjacent structures.
- 7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.
- 7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary facade.

- 7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations. No building shall be higher than five stories.
- 7.8 In cases of infill construction, the width of a building's façade should fill the entire available space.
- 7.9 Facade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet.
- 7.10 If a site is large, the mass of a new building's facade should be broken into a number of smaller bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level facade elements.
- 7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.
- 7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.
- 7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.
- 7.14 The composition of an infill facade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.
- 7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street. Buildings must be placed with the express goal of continuing the overall building line of a streetscape.
- 7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

8. Additions

- 8.1 The size and the scale of additions shall not visually overpower historic buildings.
- 8.2 Additions should be situated and constructed so that the original building's form remains recognizable by differentiation.
- 8.3 In the case of historic buildings, additions should be designed so that they may be removed in the future without significant damage or loss of historic materials.
- 8.4 An addition's impact on a site in terms of loss of important landscape features shall be considered.
- 8.5 Additions should be located as inconspicuously as possible, to the rear or on the least character-defining elevation of historic buildings.
- 8.6 Additions shall be constructed so that there is the least possible loss of historic fabric.
- 8.7 Character-defining features of historic buildings should not be obscured, damaged, or destroyed.
- 8.8 The size and the scale of additions shall not visually overpower historic buildings.
- 8.9 Additions should be designed so that they are compatible with the existing building in mass, materials, color, proportion, and spacing of windows and doors. Design motifs should be taken from the existing building, or compatible, contemporary designs introduced.
- 8.10 It is not appropriate to construct an addition that is taller than the original building.
- 8.11 Additions that echo the style of the original structure, and additions that introduce compatible contemporary elements, are both acceptable.

9. Detached Building Forms

- 9.1 Detached building forms should have a high degree of architectural embellishment.
- 9.2 Detached building forms should be set back from the property line. The setback, typically three to five feet, serves as a green space between the building and the sidewalk.
- 9.3 The overall design of a detached building should be carried throughout all of the facades; for detached buildings, primary and secondary facades may be appropriately differentiated by changes in material and by degrees of architectural embellishment.

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.

12. Upper Story Façades

- 12.1 Retain and preserve historic facades and facade details such as corbelled brick, string or belt

- courses, cornices, windows, terra cotta, and stonework.
- 12.2 If replacement of a deteriorated facade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
 - 12.3 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.
 - 12.4 Maintain the pattern created by upper-story windows and their vertical-horizontal alignment.
 - 12.5 Existing windows on conforming upper facades shall not be eliminated or decreased in size or shape.
 - 12.6 Window replacement in existing buildings should replicate original window patterns and finishes.
 - 12.7 New window openings that disrupt the existing balance on facades visible from the street shall not be introduced.
 - 12.8 Upper-story facade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).
 - 12.9 Upper-story windows shall have only minimal tinting and should appear transparent from street level. Dark or reflective tinting is not allowed on upper story windows.
 - 12.10 Metal screens or bars shall not cover upper-story window openings.
 - 12.11 Upper windows on non-visible party-walls may be filled in with compatible material only if the treatment is reversible.
 - 12.12 Alteration of existing upper story elements should not significantly alter the proportion and/or balance of the existing building.

13. Secondary and Rear Facades

- 13.1 Secondary facades for corner buildings (i.e., facades that do not face the primary north/south street) shall contain secondary display windows and/or secondary storefronts.
- 13.2 Secondary facades shall contain upper story windows.
- 13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.
- 13.4 Secondary facades should not directly compete with the primary facade.
- 13.5 While rear facades on older structures are more symmetrical in their design, more recent buildings may provide a more utilitarian design approach. In most cases, rear entrances and openings should occupy a relatively small part of the rear facade and exhibit more of a utilitarian character.
- 13.6 Rear facades should be maintained and developed to support the overall appearance of Downtown Lawrence.
- 13.7 Rear entrances on buildings that face public-parking areas are encouraged.
- 13.8 Rear facades should provide sufficient architectural features, such as window and door openings, to articulate the building facade.
- 13.9 Rear facades should not compete with the primary facade of the structure.
- 13.10 Pedestrian-level window and door openings may be covered with security features such as screens or bars. However, every effort should be made to maintain the visual appearance on rear facades which face surface parking areas.
- 13.11 Maintain the pattern created by upper-story windows and their alignment on rear facades that face surface-parking areas.
- 13.12 Existing windows on rear facades should not be eliminated or decreased in size or shape.
- 13.13 While not encouraged, upper windows on rear facades that do not face parking areas may be closed in a reversible manner with compatible material.

14. Office, Institutional, Religious, Utility, and Other Non-Retail Buildings

- 14.1 Non-retail buildings fronting Massachusetts Street shall contain storefronts or a storefront appearance at the street level. Storefronts shall be pedestrian oriented, include fundamental storefront elements such as recessed entry and/or division into bays, and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this prevailing, glass-to-other-building-material ratio.
- 14.2 Non-retail buildings fronting numbered-streets, Vermont Street, or New Hampshire Street shall be pedestrian oriented. A ratio of 40% to 60% window area to wall surface shall be provided on street level facades at these locations.
- 14.3 The existing form of non-retail category buildings such as churches, industrial facilities, warehouses, etc. shall not be obscured or so transformed as to render the original form unrecognizable.

15. Architectural Details, Ornamentation, and Cornices

- 15.1 Existing ornamentation such as curved glass displays, terra cotta detailing, cast iron pilasters, transoms, ornamental brickwork, brackets, decorative cornices, quoins, columns, etc. shall be maintained.
- 15.2 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, brickwork, stringcourses, quoins, etc.
- 15.3 If original detailing is presently covered, exposing and restoring the features is encouraged.
- 15.4 Existing identifying details such as inset or engraved building names, markings, dates, etc. should be preserved.
- 15.5 Cornices shall not be removed unless such removal is required as a result of a determination by the Chief Building Inspector that a cornice poses a safety concern.
- 15.6 Original cornices should be repaired rather than replaced. If replacement is necessary, the new cornice should reflect the original in design.
- 15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

16. Rooflines and Parapets

- 16.1 The original roofline and parapet features of existing buildings shall be retained.
- 16.2 Mechanical equipment should not be visible from the pedestrian level and should be screened through the use of parapet walls or projecting cornices.

17. Awnings, Canopies, and Marquees

Movable fabric awning: A retractable, roof-like shelter constructed to permit being rolled, collapsed, or folded back to the facade of the building.

Stationary fabric awning: Awnings of stationary design, typically with metal frames, and covered with fabric.

Fixed awning: A rigid, roof-like shelter sloping and draining away from the building.

Canopy: A rigid, flat roof-like structure, sloping and draining towards the building.

Marquee: A large rigid, flat roof-like structure erected only over the entrance to a building.

- 17.1 All effort should be made to retain and restore existing canopies, awnings, and marquees.
- 17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical.
- 17.3 Canopies and awnings shall reflect the door and window openings or structural bays of the building. An awning, canopy, or marquee that spans continuously across more than one structural bay or storefront is not appropriate.
- 17.4 Movable and stationary awnings should be made of cloth or other woven fabric such as canvas.
- 17.5 Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building.
- 17.6 Vinyl or plastic awnings are not appropriate.
- 17.7 While Downtown Lawrence once contained a number of pole- or post-supported awnings and canopies, this type of awning shall not be allowed because of pedestrian considerations.
- 17.8 Back-lit or illuminated awnings or canopies are not permitted. These awnings, because of their high visibility, function more as signs than a means of providing comfort and protection for pedestrians.
- 17.9 Awnings mounted at the storefront level should not extend into the second story of building facade.
- 17.10 Upper-floor awnings should be mounted within window openings.
- 17.11 Awnings shall be narrow in profile and shall not comprise residential design elements such as mansard roof forms or shake shingle cladding.
- 17.12 Awnings and canopies should not project more than 6 feet from the lot line and must be suspended from, or affixed to, the building.
- 17.13 If a building facade contains a transom area, awnings should be installed in such a way as not to obscure or damage it.
- 17.14 Awning fabric or material design should be striped or solid color, using colors appropriate to the period of the storefront.
- 17.15 Awnings should not obscure character-defining features such as arched transom windows, window hoods, cast-iron ornaments, etc.
- 17.16 Awning units should be mounted or affixed in such a way as to avoid damage to the building's distinctive architectural features.

18. Signs and Signage

- 18.1 All signs shall conform to the Sign Code provisions in Article 7 of the Code of the City of Lawrence.
- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
- 18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.
- 18.4 Temporary (i.e., sidewalk, easel-mounted or freestanding) signage is permitted as long as it is in compliance with other City codes, and does not obscure significant streetscape vistas or architectural features.
- 18.5 In no case shall a temporary sign substitute as a permanent sign.
- 18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
- 18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall facade design or mounted below a storefront cornice.
- 18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in

- proportion to the size and scale of the street level facade
- 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.
 - 18.10 Signs for multiple storefronts within the same building should align with each other.
 - 18.11 Existing signs of particular historic or architectural merit, such as the Varsity or Granada theater marquees, should be preserved. Signs of such merit shall be determined at the discretion of the Historic Resources Commission.
 - 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fasciae over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear facade width.
 - 18.13 A hanging sign installed under an awning or canopy should be a maximum of 50% of the awning or canopy's width and should be perpendicular to the building's facade.
 - 18.14 A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.
 - 18.15 A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.
 - 18.16 A larger projecting sign should be mounted higher, and centered on the facade or positioned at the corner of a building.
 - 18.17 A projecting sign shall in no case project beyond 1/2 of the sidewalk width.
 - 18.18 A window sign should cover no more than approximately thirty percent (30%) of the total window area.
 - 18.19 Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.
 - 18.20 The light for a sign should be an indirect source, such as shielded, external lamps. Consideration may be given to internal or halo illumination.
 - 18.21 Whether they are wall-mounted, suspended, affixed to awnings, or projecting, signs must be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of historic downtown.
 - 18.22 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs must be simple and unobtrusive and must not obscure the content of the sign or the building facade.

19. Lighting

- 19.1 New exterior lighting should be compatible with the historic nature of the structure, the property, and the district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
- 19.2 Lighting fixtures should be installed to be as unobtrusive as possible; they should be installed such that they will not damage or conceal any historic architectural features.
- 19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.
- 19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.
- 19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.

20. Parking

- 20.1 Parking lots or structures shall not be permitted to front Massachusetts Street unless the ground floor contains storefront uses. Existing surface parking areas with frontage along Massachusetts Street shall be targeted for redevelopment with appropriate new construction.
- 20.2 Surface-parking lots fronting New Hampshire and Vermont Streets shall be contained within

- the interior of the block.
- 20.3 Parking structures fronting New Hampshire and Vermont Streets should be contained within the interior of the block. Exceptions will be made for parking structures that have commercial, retail or office uses on the ground floor.
 - 20.4 Existing corner surface-parking areas fronting New Hampshire and Vermont Streets should be targeted for appropriate infill.
 - 20.5 Primary access to surface parking areas shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking area.
 - 20.6 While there is no established setback for surface parking areas, there should be a clear separation between vehicular parking areas and pedestrian areas. Pedestrian-scale landscaping, fencing, and/or walls shall be provided to separate the parking area from the pedestrian sidewalk.
 - 20.7 Pedestrian-scale lighting shall be provided in surface parking areas.
 - 20.8 The materials and design of screening for parking areas should be compatible with the adjacent structures and the district.
 - 20.9 While some interior landscaping shall be provided, surface-parking areas shall not be required to meet landscaping provisions set forth in the Land Development Code of the City of Lawrence.
 - 20.10 Surface-parking areas shall meet the provisions set forth in the Land Development Code of the City of Lawrence.
 - 20.11 Primary access to parking structures shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking structure.
 - 20.12 Parking structures should be constructed to zero-lot lines. Parking structures adjacent to registered historic structures, such as the English Lutheran Church or the Lucy Hobbs Taylor Building, shall respect the historic property by providing a transition between the proposed structure and the historic property in the form of additional setback, green space and/or reductions in building height.
 - 20.13 The inclusion of retail, commercial or office uses is encouraged at the ground floor of parking structures.
 - 20.14 The primary facade of a parking structure should be designed to be compatible with neighboring buildings.
 - 20.15 Parking structure facades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.
 - 20.16 Parking structures facades shall contain sufficient detail to break up the overall massing of the structure.
 - 20.17 Parking structures shall meet the provisions set forth in the Land Development Code of the City of Lawrence.
 - 20.18 Saw-tooth parking shall be maintained along Massachusetts Street. Otherwise, on-street parking shall be parallel in orientation. Special consideration will be given for existing angle parking in the 600 block of Vermont Street.

21. Safety and Accessibility Features

- 21.1 Review proposed new uses for existing historic buildings to determine if meeting related building code and accessibility requirements is feasible without compromising the historic character of the building and the site.
- 21.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- 21.3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- 21.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as

- possible with existing doors in proportion, location, size, and detail.
- 21.5 When introducing reversible features to assist people with disabilities, take care that historic materials or features are not damaged.
 - 21.6 If possible, comply with accessibility requirements through portable or temporary, rather than permanent, ramps.

22. Utilities and Energy Retrofit

- 22.1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- 22.2 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- 22.3 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- 22.4 Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- 22.5 Locate exposed exterior pipes, raceways, wires, meters, conduit, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- 22.6 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 22.7 It is not appropriate to install large antennas and satellite dishes on primary elevations. Small, digital satellite dishes must not be visible from a public street and must be screened from view.
- 22.8 Aerial antennae shall be screened, concealed or camouflaged.

23. Demolition

- 23.1 Any demolition request that is not related to public safety shall be accompanied by additional documentation indicating the existing condition of the building and the proposed, post-demolition use for the site. Documentation must include proposed elevations and an explanation of why it is not feasible to use the existing structure.
- 23.2 Demolition permits shall be reviewed by the Historic Resources Commission and the City Commission.
- 23.3 No structure within the Conservation Overlay District may be demolished or removed, in whole or in part, until after the application for a building and/or demolition permit has been reviewed by the Historic Resources Commission and approved by the City Council.

PART THREE – SIDEWALK DINING AND HOSPITALITY AREAS

2. General

- 2.1 The sidewalk dining/hospitality area must be contiguous with any side of a building wherein a hospitality establishment is located.
- 2.2 No portion of a Sidewalk Dining/Hospitality area shall be used for any purpose other than dining/hospitality and circulation therein.
- 2.3 The Sidewalk Dining/Hospitality area shall not occupy more than thirty (30) percent of the total area of the primary hospitality operation. The Sidewalk Dining/Hospitality area shall be considered an auxiliary use to the interior hospitality establishment area.
- 2.4 A hospitality establishment may be permitted to operate only one sidewalk area, and each sidewalk area shall be confined to a single location on the sidewalk;
- 2.5 The Sidewalk Dining/Hospitality area shall not extend past the hospitality establishment's storefront.

- 2.6 A Sidewalk Dining/Hospitality area shall not utilize any public amenities such as benches, seats, tables, or trash receptacles.

3. Usable Sidewalk Dining/Hospitality Area

- 3.1 The proposed Sidewalk Dining/Hospitality area shall maintain a minimum of six (6) feet or half (1/2) the width, whichever is greater, unobstructed sidewalk between the food service establishment dining area and all obstructions, measured from the outer edge of the dining area to the curb side obstacle. Consideration may be given to providing a minimum of five (5) feet width on local streets such as 7th, 8th, etc.;
- 3.2 The proposed Sidewalk Dining/Hospitality area shall be a minimum of five (5) feet from the street corner areas as defined by building lines extended to the street;
- 3.3 The Sidewalk Dining/Hospitality area shall be delineated by an approved railing that is clearly visible to pedestrians. The railing shall take into consideration ADA requirements;
- 3.4 Unless the main access to the hospitality establishment is provided through the Sidewalk Dining/Hospitality area, the Sidewalk Dining/Hospitality area should only be accessible through the interior of the establishment. Provisions should be made to provide adequate fire safety egress.

4. Elevation and Other Design Considerations

- 4.1 The Sidewalk Dining/Hospitality area shall be the same elevation as the adjoining sidewalk. Paint, artificial turf, carpets, platforms, or any other surface cover or treatment of any kind are prohibited from being placed upon the designated area at any time;
- 4.2 In order to maintain maximum visual access, the height of the railing shall not be higher than forty-five (45") inches. Thirty-six inches is recommended. Consideration of height variations may be given to properties with significant grade changes;
- 4.3 Railings shall be designed in a manner to make them removable. The City shall have the authority to require any Sidewalk Dining/Hospitality area to suspend operation and clear such area, or to move or modify the location or operation of the Sidewalk Dining/Hospitality area, for such things as, but not limited to: Any permitted special event; Any street, sidewalk, or utility construction; Any emergency situations; The protection of the health, safety, and welfare of the public.
- 4.4 Railings and barriers shall be constructed of ornamental metal, wrought iron or other compatible materials and shall reflect the character of the area.
- 4.5 The railing shall not be attached to the building.
- 4.6 The Sidewalk Dining/Hospitality area shall be unenclosed and shall be open to the sky with the exception that it may be covered with a retractable awning or fixed awning, which is compatible with the surrounding area; and
- 4.7 In order to maintain maximum visual access, Sidewalk Dining/Hospitality area furnishings may not include outdoor heaters.

5. Operation of Sidewalk Dining/Hospitality Area

- 5.1 Sidewalk areas shall not operate when the hospitality establishment is closed;
- 5.2 Advertising signage shall not be permitted in the Sidewalk Dining/Hospitality area except for the name of the establishment on chairs or tables as approved by the City;

- 5.3 All amenities including railings, barriers, chairs, and tables shall be maintained in good condition;
- 5.4 No blockage of building entrances or exits shall be permitted in the Sidewalk Dining/Hospitality area;
- 5.5 The establishment operating the Sidewalk Dining/Hospitality area shall be responsible for trash removal and must maintain the following areas in a clean and litter-free manner during the hours of operation: The Sidewalk Dining/Hospitality area; The area from the front building façade to the curb line; Five (5) feet along the adjacent sidewalk to both sides of the Sidewalk Dining/Hospitality area.
- 5.6 Trash and refuse storage for the Sidewalk Dining/Hospitality area shall not be permitted within the Sidewalk Dining/Hospitality area or on adjacent sidewalk areas, and the permittee shall remove all trash and litter as it accumulates.
- 5.7 Per City Code, Section 9-902, outdoor dining areas must be managed to prevent storm water pollution:
- 5.8 Food waste, trash, cigarettes and other solid wastes must be contained, collected and disposed of properly. Collection must be frequent enough to prevent wastes carried offsite by wind or storm water runoff.
- 5.9 Wastewater from the cleaning of pavement, buildings, furniture or other outdoor surfaces must be collected and discharged to the sanitary sewer system or other approved wastewater treatment process. Installation of a nearby sanitary sewer cleanout is recommended for this purpose.
- 5.10 Pavement and furnishings must be cleaned frequently enough to prevent contamination of storm water runoff.
- 5.11 Failure to comply may result in fines, stop work orders or disconnection of utility service.
- 5.12 Food preparation is not permitted within Sidewalk Dining/Hospitality areas. Sidewalk Dining/Hospitality areas must comply with all applicable state and local health codes.

6. Site Plan Submittal Requirements

In addition to the requirements identified in Chapter 20-1305 of the Code of the City of Lawrence, the following items shall be included.

- 6.1 The site plan shall show the relationship to the interior establishment and Sidewalk Dining/Hospitality area.
- 6.2 The site plan shall state the square footage of the interior establishment and Sidewalk Dining/Hospitality area.
- 6.3 The site plan shall state the occupancy of the interior establishment and Sidewalk Dining/Hospitality area.
- 6.4 The site plan shall show the composition of railings and barriers proposed for the delineation of the Sidewalk Dining/Hospitality area. The plans shall detail the style, design, and color of the proposed railings or barriers.
- 6.5 The site plan shall provide a detail of the sidewalk attachment method.
- 6.6 The site plan shall provide information regarding the type and style of awning (if applicable) and the type, design, and materials of the proposed chairs and tables.
- 6.7 The site plan shall contain such other conditions and restrictions on the use of the Sidewalk Dining/Hospitality area.



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

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

www.lawrenceks.org/pds

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

SEP 14 2018

City County Planning Office
Lawrence, Kansas

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 815 Vermont Street
Legal Description (*may be attached*) 800 Vermont Street, Block 2 and Block 3,
Lawrence, Douglas County, Kansas

OWNER INFORMATION

Name(s) Robert J. Schumm
Contact Bob Schumm, c/o Schumm Food Company
Address 719 Massachusetts Street
City Lawrence State KS ZIP 66044
Phone (785) 766-0888 Fax () _____
E-mail schummfoods.com Cell Phone (785) 766-0888

APPLICANT/AGENT INFORMATION

Contact Stan Hernly
Company Hernly Associates, Inc
Address 1100 Rhode Island Street
City Lawrence State KS ZIP 66044
Phone (785) 749-5806 Fax () _____
E-mail _____ Cell Phone (785) 218-4574

Existing Zoning CD-UC	Existing Land Use Vacant/Agricultural	Proposed Land Use Commercial	# of Buildings 1
Total site area .255 A (11,115 s.f.)	Existing Building Footprint N/A	Proposed Building Footprint 10,194 s.f.	Open Space Area 921 s.f.
Existing Pavement Coverage N/A	Proposed Pavement Coverage 11,115 s.f.		

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: 815 Vermont Street

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

Construction of new mixed use building. Commercial/retail use for single or multiple tenants on first story. Multiple office tenant spaces on second story. Private residence use on third and fourth story. See plans and elevations for detailed plan configuration and building materials.

Reason for Request:
(Attach additional sheets if necessary)

Review for compliance with Downtown Design Guidelines



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

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

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE Robert J. Schumm hereby referred to as the "Undersigned", being of lawful age, do hereby on this 14th day of September, 20 18, 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 Hernly Associates, Inc. (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 815 Vermont Street (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.

Robert J. Schumm

Owner

Owner

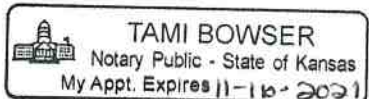
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 14th day of Sept, 2018,

by Robert J. Schumm

My Commission Expires: 11-16-2021

Notary Public



BUILDING AREA TABLE	
BASEMENT	10,695 S.F.
1ST STORY	10,067 S.F.
2ND STORY	9,742 S.F.
3RD STORY	9,102 S.F.
4TH STORY	7,587 S.F.
5TH STORY	3,270 S.F.
TOTAL AREA	50,463 S.F.

LUCY HOBBS
TAYLOR
HOUSE
(EXISTING)

EXISTING
PARKING AREA
(GRAVEL)

VERMONT PLACE
815 VERMONT STREET
(PROPOSED)

LOT 51
50' x 117'

LOT AREA: 95' x 117' = 11,115 S.F.
BUILDING FOOTPRINT: 10,194 S.F.
LOT COVERAGE: 91.71%

LOT 51
45' x 117'

GARAGE

VERMONT
STREET
STATION
(EXISTING)

VERMONT STREET

VERMONT STREET

EXISTING CITY
PARKING LOT

EXISTING
PARKING AREA
(CONCRETE)

EXISTING
PARKING AREA
(CONCRETE)

ALLEY
EXISTING
CONCRETE

EXISTING
CONCRETE

EXISTING
CONCRETE

EXISTING SIDEWALK

EXISTING SIDEWALK

ASPHALT

ASPHALT

TURF

TURF

CROSSWALK
(NEW)

EXISTING SIDEWALK

NEW SIDEWALK

NEW SIDEWALK

NEW SIDEWALK

16'-0"

50'

117'

71'-6"

10'-0"
APPROX (NOT SURVEYED)

14'-6"

46'-0"

39'-0"

46'-0"

46'-0"

46'-0"

46'-0"

46'-0"

46'-0"

46'-0"

46'-0"

46'-0"

46'-0"

46'-0"

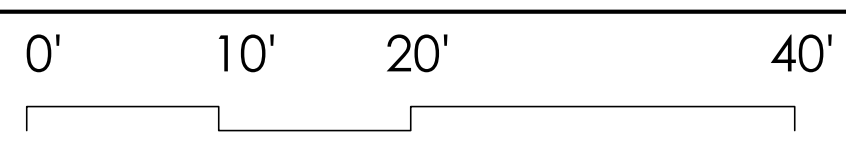
46'-0"

46'-0"

46'-0"



1 SITE PLAN
1" = 10'-0"



VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

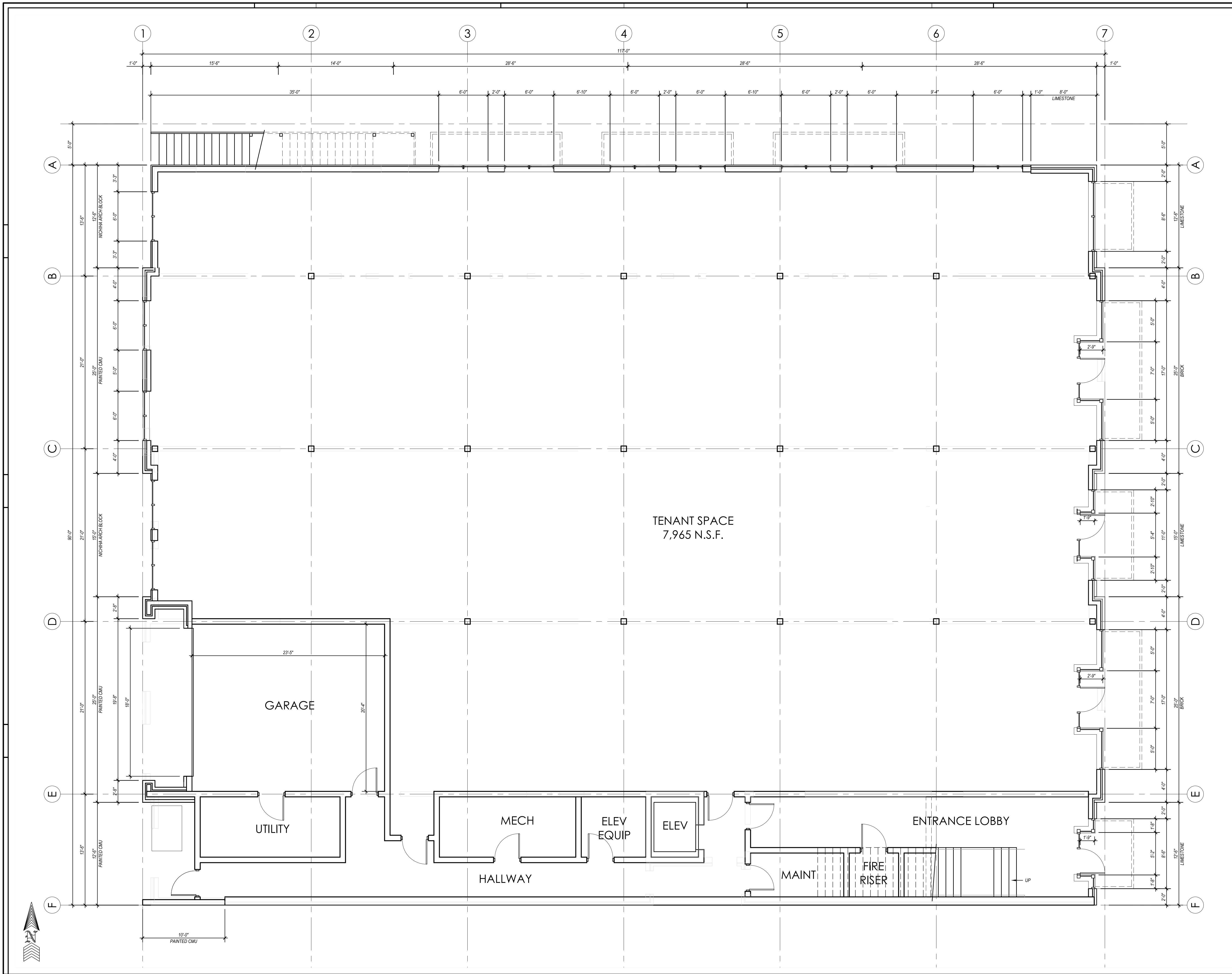
Hernly
ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

WAREHOUSE PLAN

Date: 2018/09/13
Drawn by: SCH
Checked by:
Revisions:

C1.0



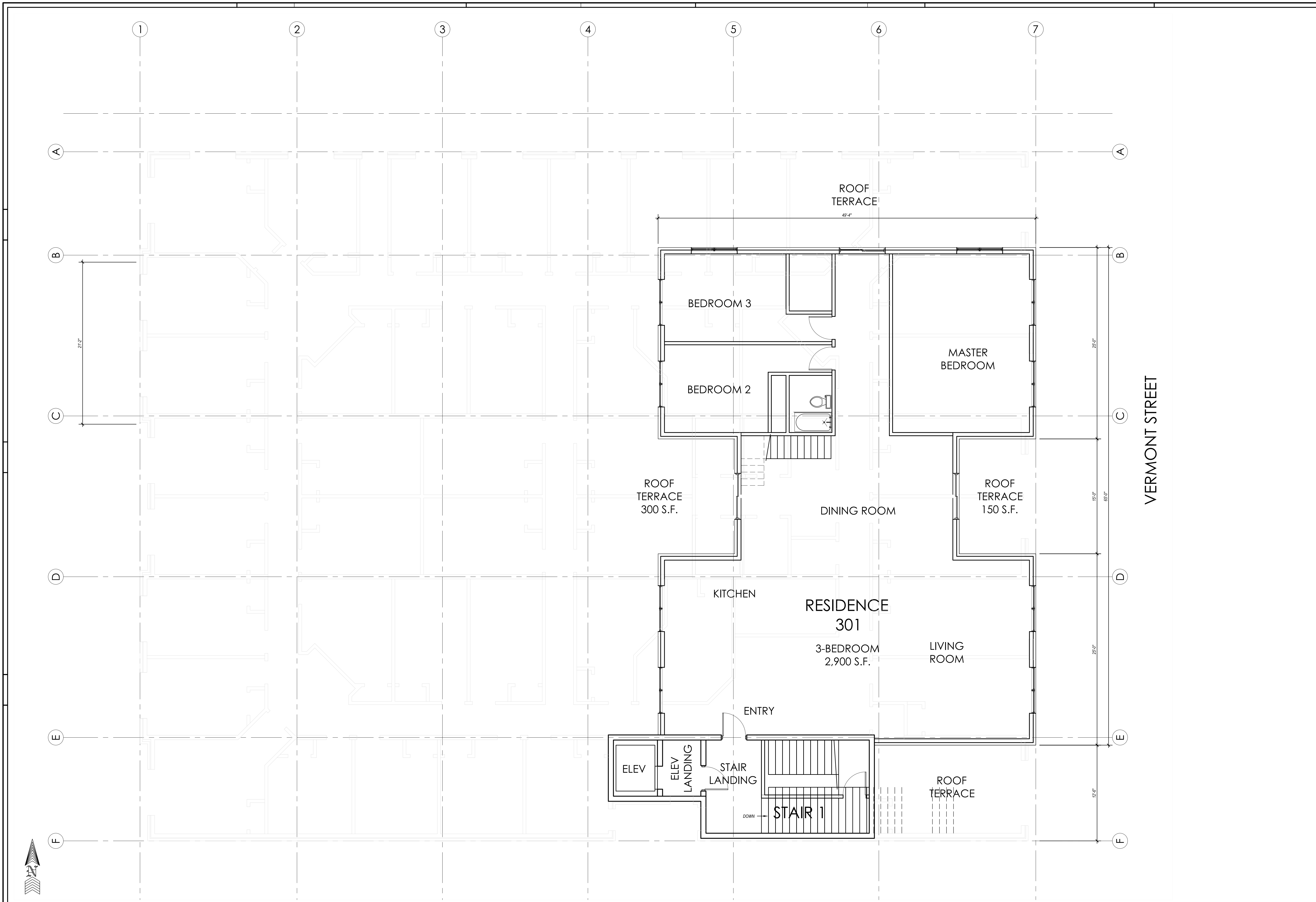
VERMONT PLACE
 815 VERMONT STREET
 LAWRENCE, KANSAS

Hernly ASSOCIATES

1100 Rhode Island Street
 Lawrence, Kansas 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

Date: 2018/09/13
 Drawn by: SCH
 Checked by:
 Revisions:

1 1ST STORY PLAN
 3/16" = 1'-0"



VERMONT STREET

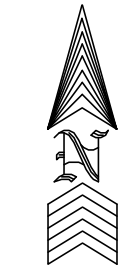
VERMONT PLACE
 815 VERMONT STREET
 LAWRENCE, KANSAS

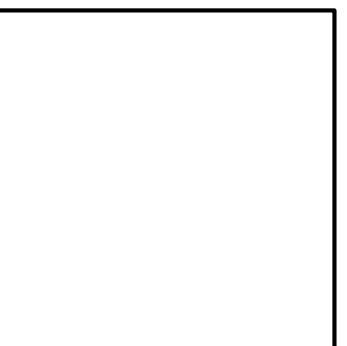
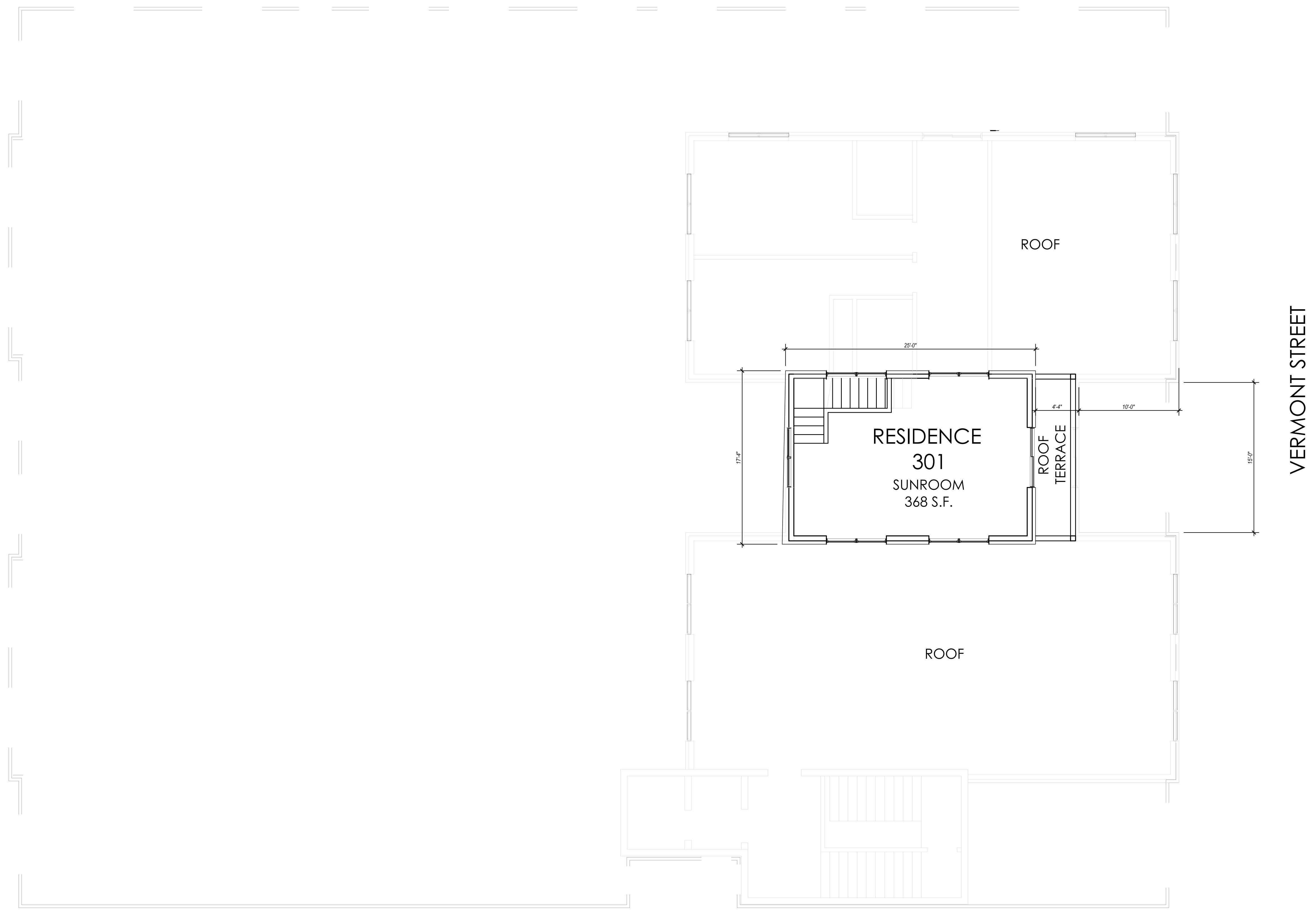
Hernly
 ASSOCIATES

1100 Rhode Island Street
 Lawrence, Kansas
 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

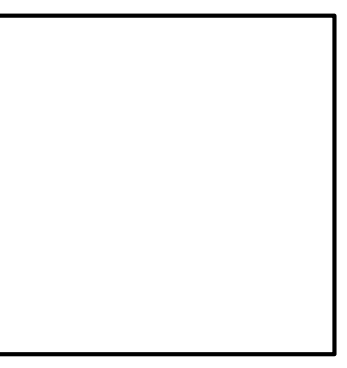
WAREHOUSE PLAN

Date: 2018/09/13
 Drawn by: SCH
 Checked by:
 Revisions:





815 PLACE
 815 VERMONT STREET
 LAWRENCE, KANSAS



Hernly
 ASSOCIATES

1100 Rhode Island Street
 Lawrence, Kansas
 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

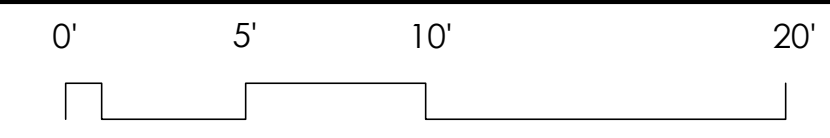


Date: 2018/09/14
 Drawn by: SCH
 Checked by:
 Revisions:

A1.4



1 FOURTH STORY PLAN
 3/16" = 1'-0"





1 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

Hernly ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515

WAREHOUSE PLAN

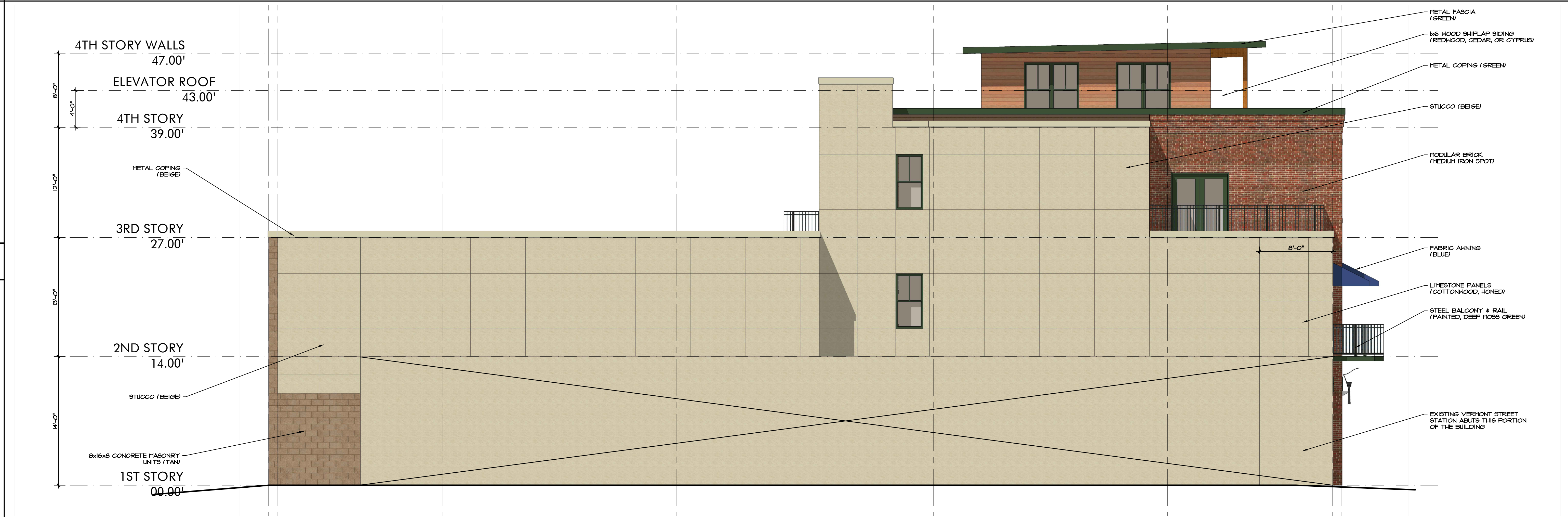
Date: 2018/01/14
Drawn by: SCH
Checked by:
Revisions:

A2.0



1 WEST ELEVATION
 3/16" = 1'-0"

4TH STORY WALLS 47.00'
 ELEVATOR ROOF 43.00'
 4TH STORY 39.00'
 3RD STORY 27.00'
 2ND STORY 14.00'
 1ST STORY 00.00'



2 SOUTH ELEVATION
 3/16" = 1'-0"

VERMONT PLACE
 815 VERMONT STREET
 LAWRENCE, KANSAS

Hernly ASSOCIATES

1100 Rhode Island Street
 Lawrence, Kansas
 66044
 785-749-5806
 FAX 785-749-1515

WAREHOUSE PLAN

Date: 2018/09/14
 Drawn by: SCH
 Checked by:
 Revisions:

A2.1



1 PERSPECTIVE FROM EAST-NORTHEAST
NTS



2 PERSPECTIVE FROM SOUTHEAST
NTS

VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

Hernly
ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

Date: 2015/01/14
Drawn by: SCH
Checked by:
Revisions:

A2.2



1 PERSPECTIVE FROM SOUTHWEST
NTS



1 PERSPECTIVE FROM northwest
NTS

VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

Hernly
ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

Date: 2018/07/14
Drawn by: SCH
Checked by:
Revisions:

A2.3

BUILDING AREA TABLE	
1ST STORY	9,820 S.F.
2ND STORY	9,993 S.F.
3RD STORY	3,038 S.F.
4TH STORY	368 S.F.
TOTAL AREA	23,219 S.F.

LUCY HOBBS
TAYLOR
HOUSE
(EXISTING)

VERMONT PLACE
815 VERMONT STREET
(PROPOSED)

LOT AREA: 95' x 117' = 11,115 S.F.
BUILDING FOOTPRINT: 10,194 S.F.
LOT COVERAGE: 91.71%

LOT 51
50' x 117'

LOT 51
45' x 117'

VERMONT
STREET
STATION
(EXISTING)

EXISTING CITY
PARKING LOT

ALLEY

VERMONT STREET

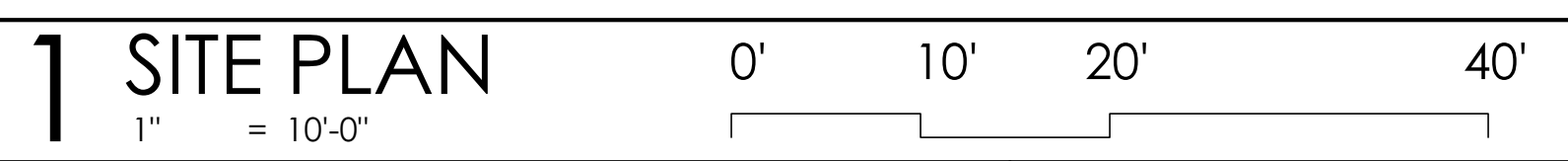
VERMONT STREET

EXISTING
PARKING AREA
(CONCRETE)

EXISTING
PARKING AREA
(CONCRETE)

EXISTING
PARKING AREA
(GRAVEL)

GARAGE



VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

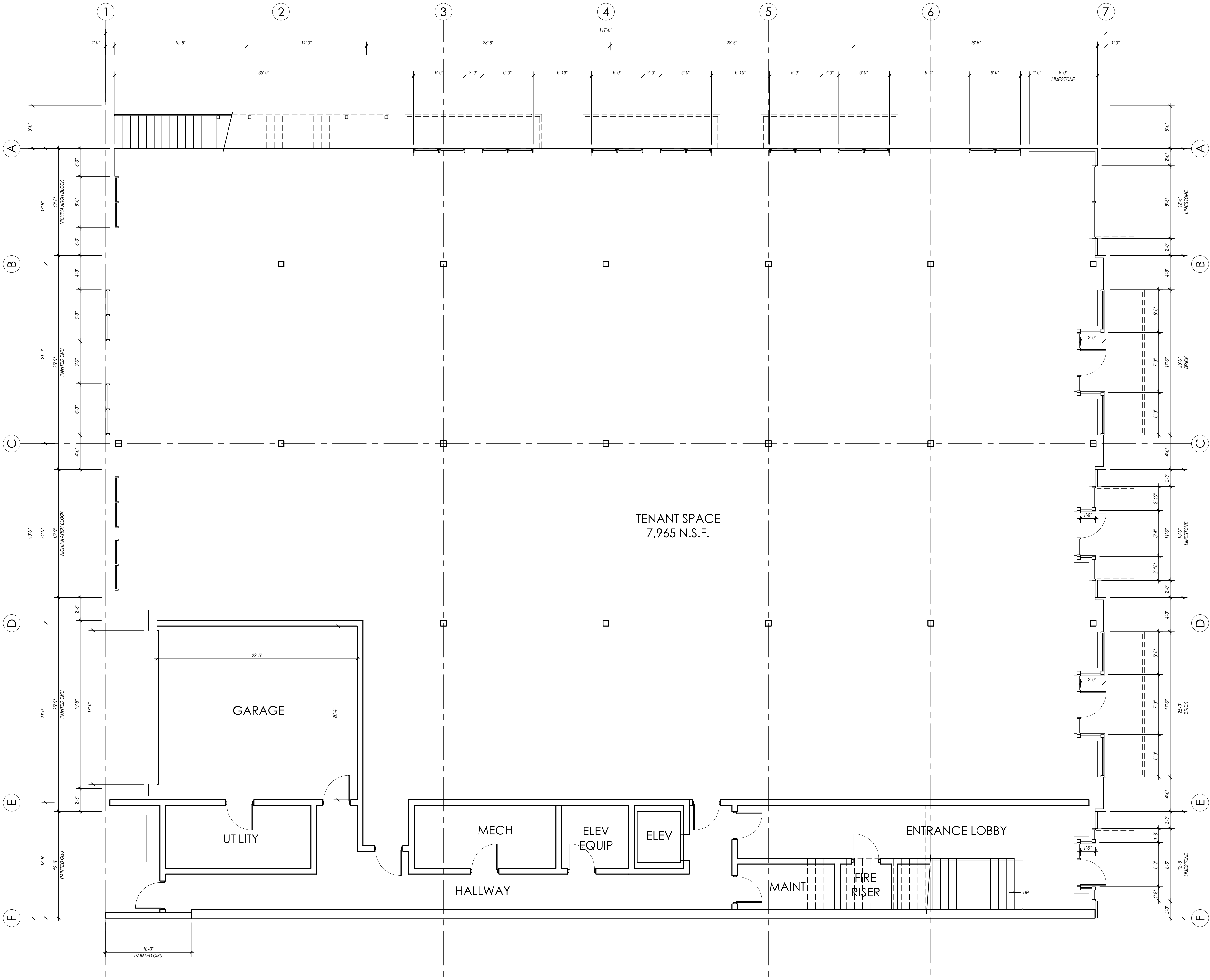
Hernly
ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

WAREHOUSE PLAN

Date: 2019/012
Drawn by: SCH
Checked by:
Revisions:

C1.0



TENANT SPACE
7,965 N.S.F.

GARAGE

UTILITY

MECH

ELEV EQUIP

ELEV

HALLWAY

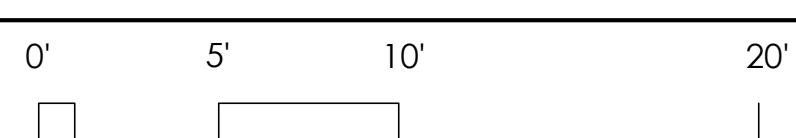
MAINT

FIRE RISER

ENTRANCE LOBBY

1 1ST STORY PLAN

3/16" = 1'-0"



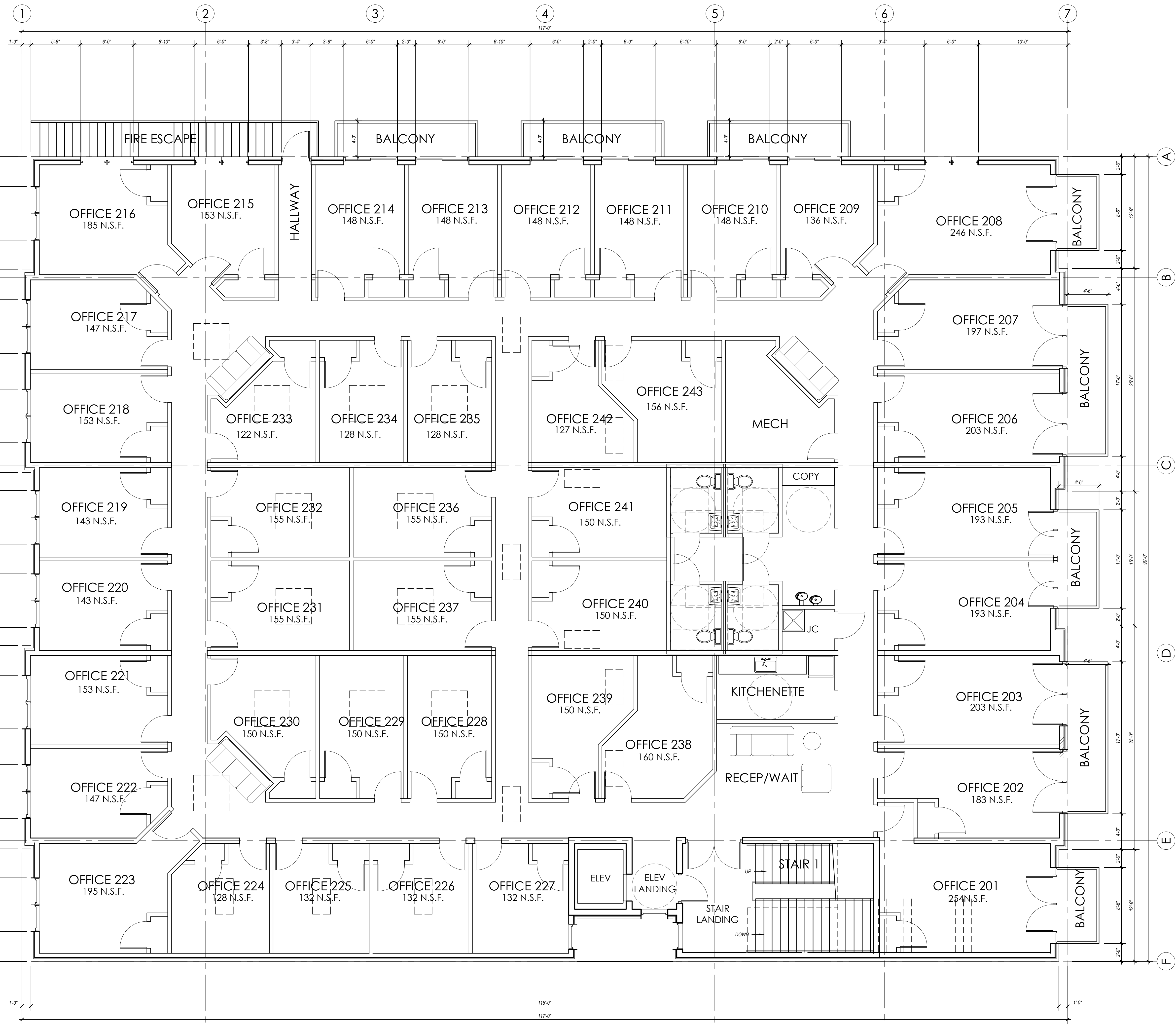
VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

Hernly ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515

Date: 2019/01/2
Drawn by: SH
Checked by:
Revisions:

A1.1



1 SECOND STORY PLAN
 3/16" = 1'-0"

VERMONT PLACE
 815 VERMONT STREET
 LAWRENCE, KANSAS

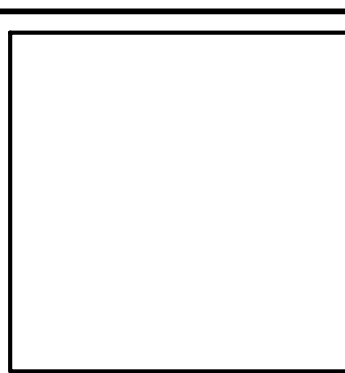
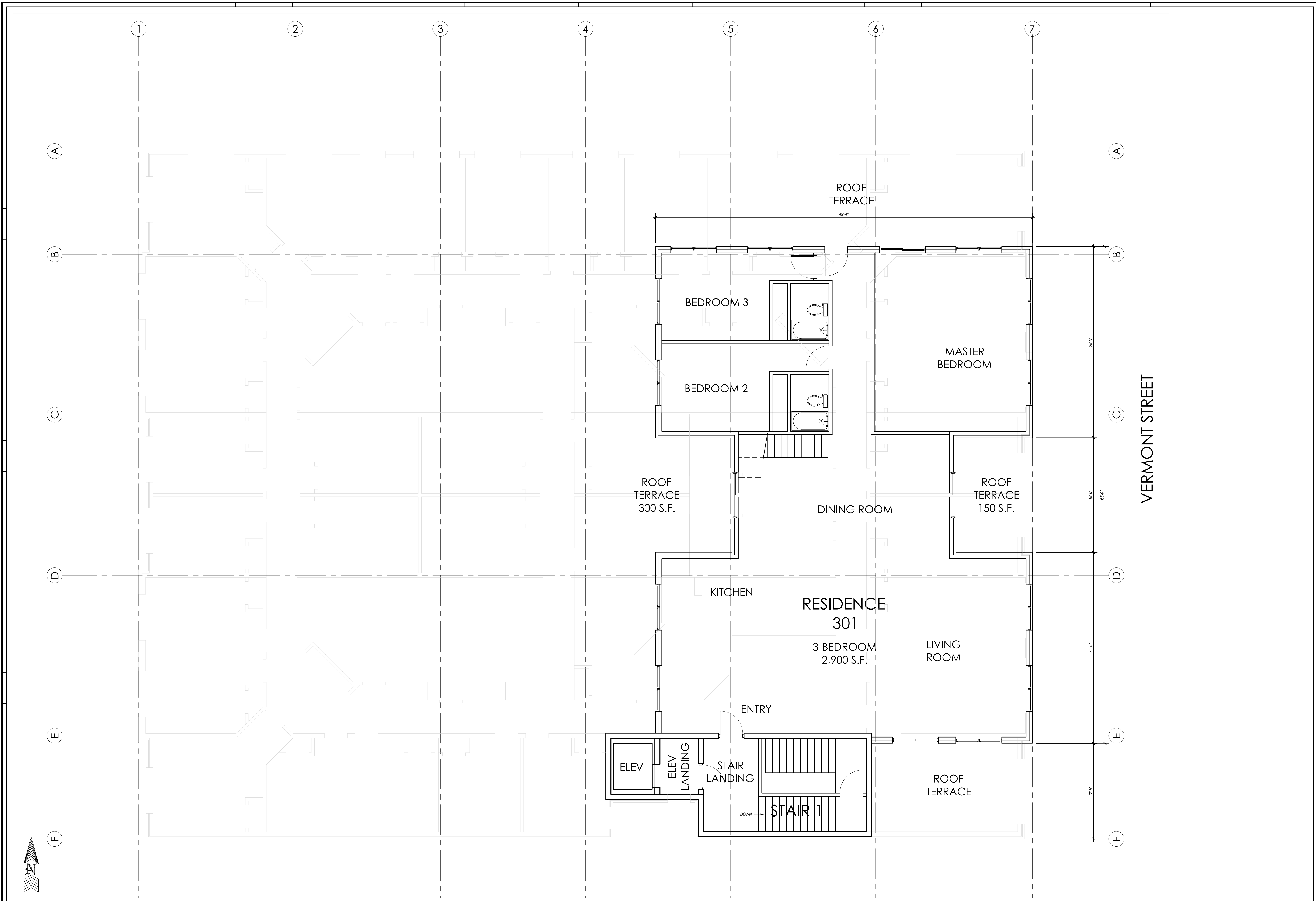
Hernly ASSOCIATES

1100 Rhode Island Street
 Lawrence, Kansas
 66044
 785-749-5806
 FAX 785-749-1515

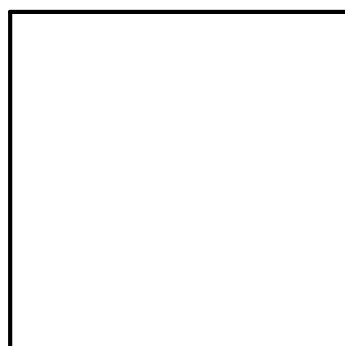
WAREHOUSE PLAN

Date: 2/18/12
 Drawn by: SH
 Checked by:
 Revisions:

A1.2



VERMONT PLACE
 815 VERMONT STREET
 LAWRENCE, KANSAS



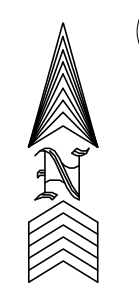
Hernly
 ASSOCIATES

1100 Rhode Island Street
 Lawrence, Kansas
 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

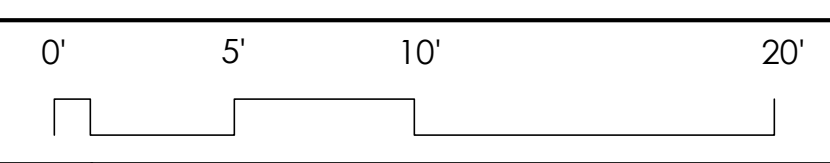
WAREHOUSE PLAN

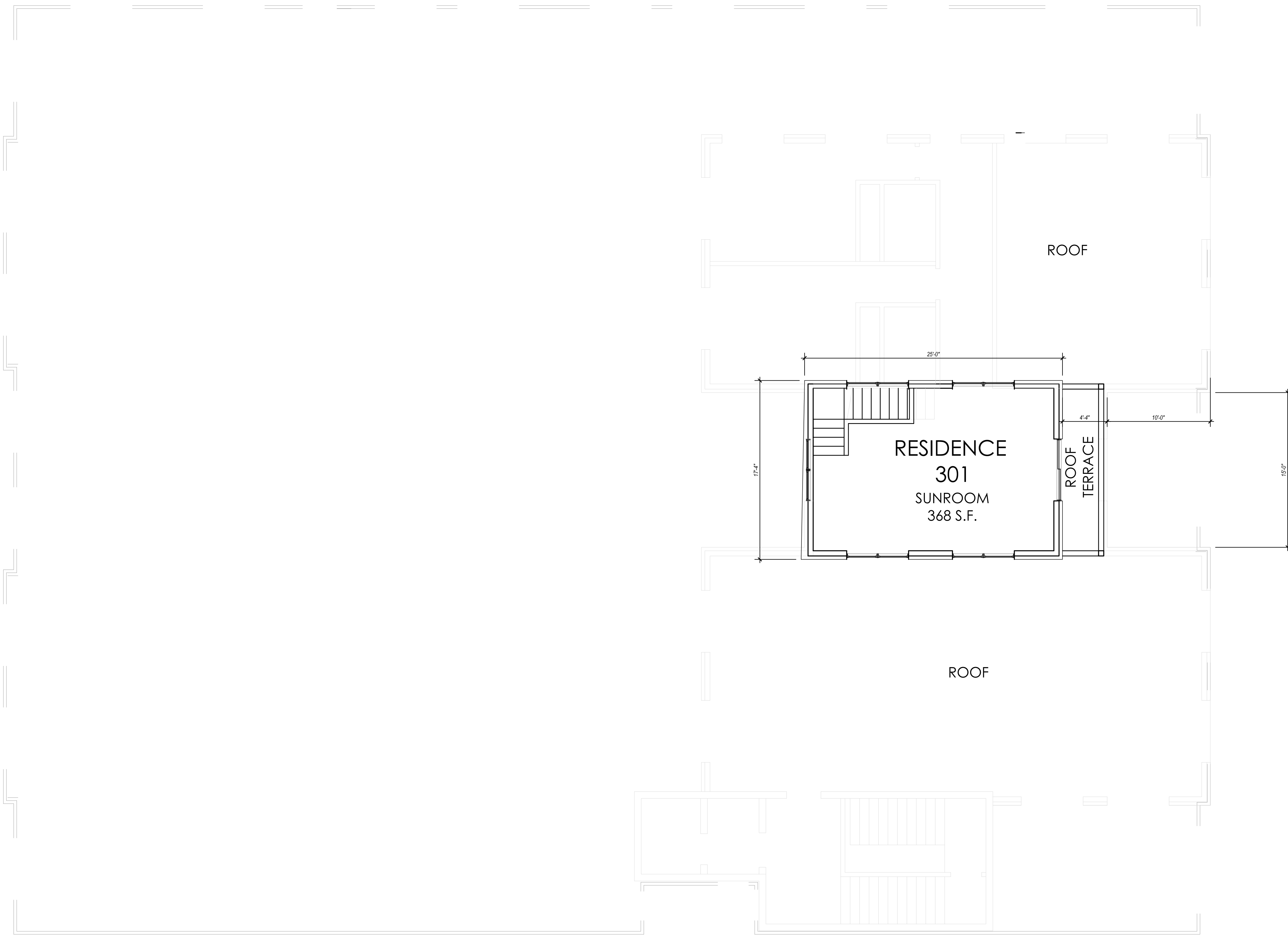
Date: 2019/01/2
 Drawn by: SCH
 Checked by:
 Revisions:

A1.3



1 THIRD STORY PLAN
 3/16" = 1'-0"





VERMONT STREET

815 PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

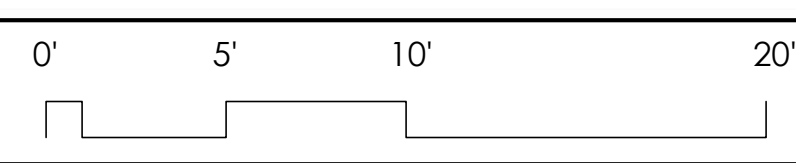
Hernly
ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

Date: 2018/012
Drawn by: SH
Checked by:
Revisions:



1 FOURTH STORY PLAN
3/16" = 1'-0"



A1.4



1 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

Hernly ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515

Date: 2018/10/12
Drawn by: SCH
Checked by:
Revisions:

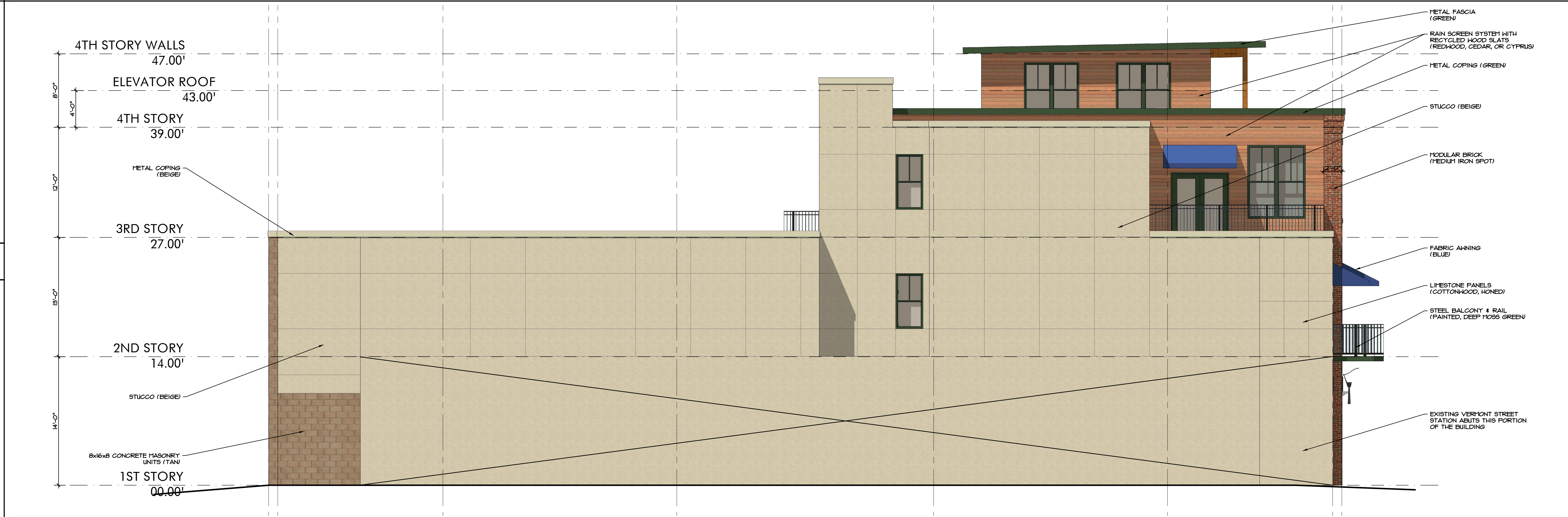
A2.0



1 WEST ELEVATION
 3/16" = 1'-0"

4TH STORY WALLS 47.00'
 ELEVATOR ROOF 43.00'
 4TH STORY 39.00'
 3RD STORY 27.00'
 2ND STORY 14.00'
 1ST STORY 00.00'

- FABRIC AWNING (BLUE)
- RAIN SCREEN SYSTEM WITH RECYCLED WOOD SLATS (REDWOOD, CEDAR, OR CYPRUS)
- STUCCO (BEIGE)
- ALUMINUM SINGLE-HUNG WINDOW (DEEP MOSS GREEN)
- METAL COPING (BEIGE)
- STUCCO (BEIGE)
- OH. GARAGE DOOR
- 8x16x8 CONCRETE MASONRY UNITS (TAN)



2 SOUTH ELEVATION
 3/16" = 1'-0"

4TH STORY WALLS 47.00'
 ELEVATOR ROOF 43.00'
 4TH STORY 39.00'
 3RD STORY 27.00'
 2ND STORY 14.00'
 1ST STORY 00.00'

- METAL FASCIA (GREEN)
- RAIN SCREEN SYSTEM WITH RECYCLED WOOD SLATS (REDWOOD, CEDAR, OR CYPRUS)
- METAL COPING (GREEN)
- STUCCO (BEIGE)
- MODULAR BRICK (MEDIUM IRON SPOT)
- FABRIC AWNING (BLUE)
- LIMESTONE PANELS (COTTONWOOD, HONED)
- STEEL BALCONY & RAIL (PAINTED, DEEP MOSS GREEN)
- EXISTING VERMONT STREET STATION ABUTS THIS PORTION OF THE BUILDING

VERMONT PLACE
 815 VERMONT STREET
 LAWRENCE, KANSAS

Hernly
 ASSOCIATES

1100 Rhode Island Street
 Lawrence, Kansas
 66044
 785-749-5806
 FAX 785-749-1515

WAREHOUSE PLAN

Date: 2018/10/12
 Drawn by: SCH
 Checked by:
 Revisions:

A2.1



1 PERSPECTIVE FROM EAST-NORTHEAST
NTS



2 PERSPECTIVE FROM SOUTHEAST
NTS

VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

Hernly
ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

Date: 2018/10/12
Drawn by: SCH
Checked by:
Revisions:

A2.2



1 PERSPECTIVE FROM SOUTHWEST
NTS



1 PERSPECTIVE FROM northwest
NTS

VERMONT PLACE
815 VERMONT STREET
LAWRENCE, KANSAS

Hernly
ASSOCIATES

1100 Rhode Island Street
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

Date: 2018/10/12
Drawn by: SCH
Checked by:
Revisions:

A2.3

Lawrence Historic Resources Commission	Item No. 6
1024 Pennsylvania	DR-18-00455
New Addition	10/18/2018

<p>Applicant Josh and Cari Davis</p> <p>Standards for Review</p> <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of 1002 Pennsylvania Street <ul style="list-style-type: none"> ○ Area 1 • Environs of 702 E. 11th Street <ul style="list-style-type: none"> ○ Area 2 • Environs of 1029 Delaware Street <ul style="list-style-type: none"> ○ Area 1 	<p>Request The applicant is requesting to remove a small shed addition on the north side of the structure located at 1024 Pennsylvania Street and replace it with a new one story addition of approximately 262 square feet.</p> <p>Reason for Request The property is located in the environs of the Albert & Sarah Sirpless House (1002 Pennsylvania Street), Hobbs Park (702 E. 11th Street) and Sargent S. Whitcomb House (1029 Delaware Street), Lawrence Register of Historic Places.</p> <p>Staff Recommendation</p> <p><u>Certificate of Appropriateness</u> Staff recommends that project be referred to the Architectural Review Committee to work on the setback of the proposed addition from the west/front wall plane and to change the window on the west elevation of the proposed addition.</p>
--	--



Project Description

The applicant is requesting to remove a small 70 square foot addition on the north elevation of the structure located at 1024 Pennsylvania Street, and construct a new addition in the same location that will be approximately 262 square feet. The existing addition has not been dated. The new addition will be set back 7 feet from the west wall plane, the primary elevation of the structure, and will extend 12 feet 7 ¾ inches from the north wall plane of the existing structure. The addition will be 20 feet 11 inches in length and will connect to the existing historic kitchen addition to the east. Fiber cement board lap siding with a reveal to match the existing structure will sheath the addition. The addition will have a shed roof that sheds east to west that is covered with asphalt shingles. A small horizontal window is placed high on the west elevation of the proposed addition and the north elevation will have a pair of 1 over 1 windows.



Shed to be removed

Project Review

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. 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. Illustrative design criteria are in set forth in Section 22-506.1 and include: height, massing, scale, directional expression, setback, sense of entry, platforms, roof shapes, and rhythm of openings.

The proposed project is located in the environs of three listed properties. There is no line of site from the proposed new addition location to any of the listed properties. However, the environs definitions for the listed properties identify that maintaining the patterns in the environs is important to the review of projects. Typically additions are placed to the rear of structures. This is the overall pattern in the environs of the listed properties and it is recommended by the National Park Service in Preservation Brief 14 *New Exterior Additions to Historic Buildings: Preservation Concerns*. There are examples in the East Lawrence neighborhood where both historic and contemporary side additions have been constructed. Historic additions tend to be significantly recessed from the front wall plane of the structure. The subject property has two side additions – one for the existing kitchen, and the storage addition that is proposed to be removed. Because side additions do exist in the environs of the listed properties, the side location could be an alternative for an addition to this structure. The challenge is that while the addition is modest in size, it does not allow for a significant setback from the front wall plane of the primary portion of the historic structure. The setback from the front wall plane is only 7 feet. This lack of setback creates a mass for the structure that diminishes the pattern of the long narrow structure with side addition and creates more of a square mass. The applicant responded to staff's original comments on the challenge of the small setback of the addition from the front wall plane and increased the setback by 2 feet thus creating the 7 foot setback. If the laundry room portion of the addition were moved to the rear of the structure, the setback could be increased to approximately 13 feet to give more of the appearance of the typical pattern in the environs of an "L" addition. The mass of the structure would also be reduced to reveal the long narrow portion of the original structure with a larger mass behind.

The existing roof on the addition to be removed is a shed roof. The applicant is proposing a shed roof for the new addition. This shed roof will shed from east to west. Shed roofs on side additions to historic structures in the environs of the listed properties are not typical. The most common roof form for side additions is a gable roof. The existing kitchen addition has a low pitched shed roof that sheds from west to east. The peak of this roof will be below the top of the proposed shed roof of the new addition. Together the roofs make a modern off-set roof form but the pitch of the new shed roof is greater than the existing kitchen shed roof. Because of the existing shed roof of the existing kitchen addition and the small size of the proposed addition, a gable roof is not possible for this proposed project.

The fenestration for the north elevation is appropriate for the environs of the listed properties. However, the proposed window on the primary/west elevation of the addition should be changed to a form that is typical for the patterns of the environs. Windows on primary elevations are typically taller than they are wide and are centered on the wall with respect to height.

The materials proposed for the new addition are compatible with the environs of the listed properties. The directional expression, scale, side yard setback, and height are compatible with the environs of the listed properties.

The applicant also proposes a roof over the existing rear door deck. This addition is compatible with the environs of the listed properties.

Staff is of the opinion that the side addition project as proposed does not reflect the pattern of the historic environs of the listed properties. Preservation best practices recommend placing additions to the rear of the primary structure. Alternatives exist that could allow for a side addition to be more consistent with the historic patterns of the listed property. There is no line of site from the proposed addition project site to any of the listed properties.

Staff recommends that project be referred to the Architectural Review Committee to work on the setback of the addition from the west/front wall plane and to change the window on the west elevation of the proposed addition.

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 Hobbs Park

The Environs for the Hobbs Park located at 702 E. 11th Street is divided into two areas. The proposed project is located in Area 2.

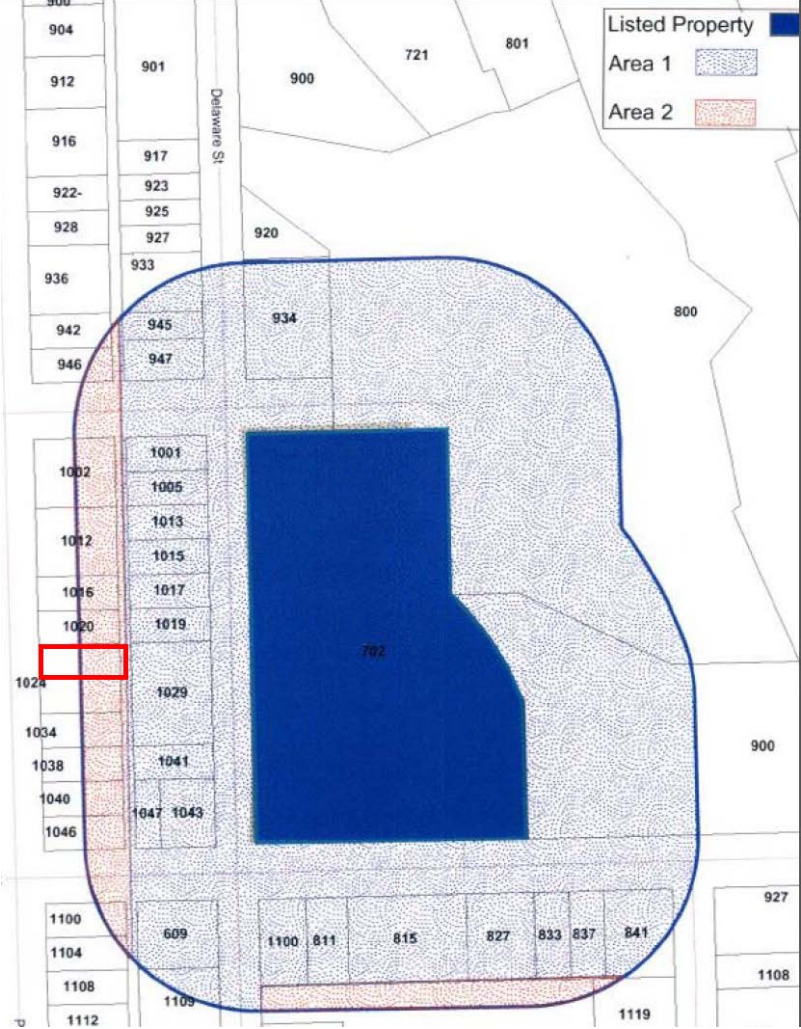
Area 2: While this area still maintains the residential character that is important to the environs of Hobbs Park, the properties in this area do not have a direct "line-of-sight" to 702 E. 11th Street. This area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved

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

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



Environs for Albert & Sarah Sirpless House (1002 Pennsylvania Street)

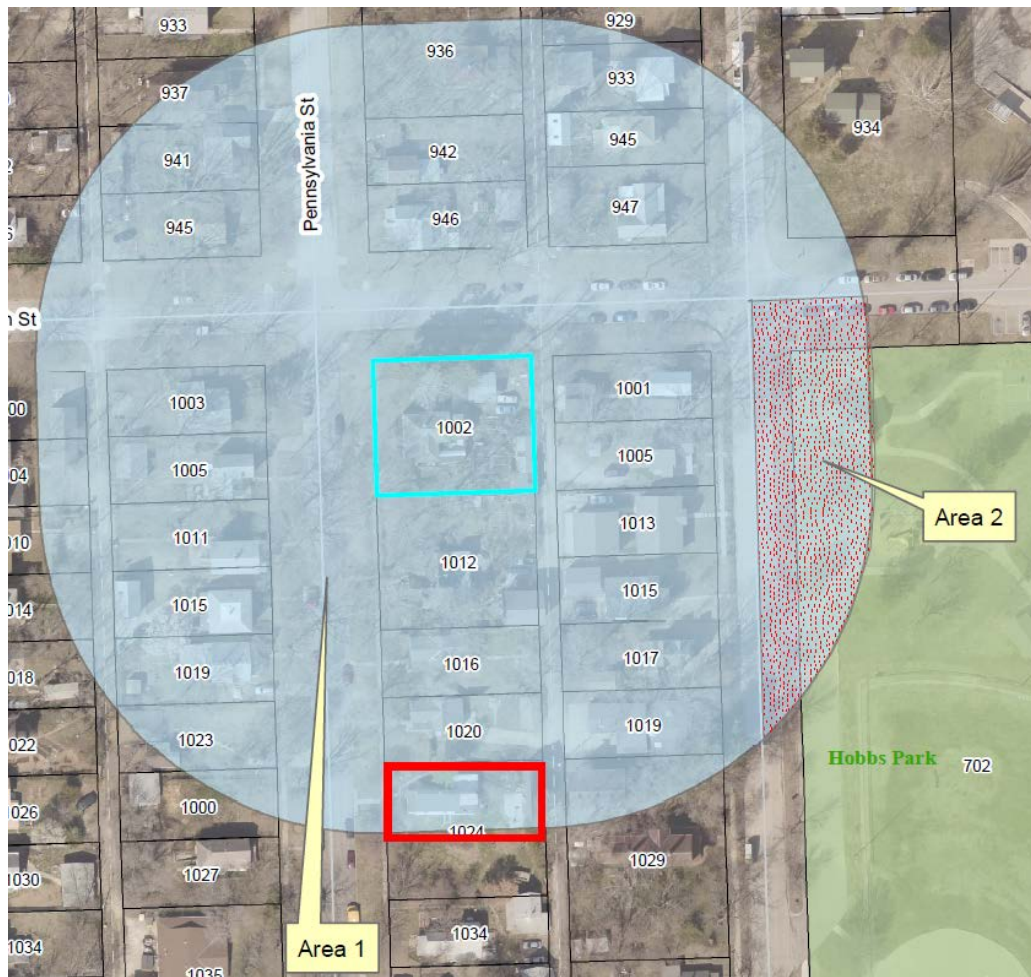
The Environs for the 1002 Pennsylvania Street, the Albert & Sarah Sirpless House, are divided into two areas. The proposed project is located in Area 1. The following standards apply:

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 and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.



The Environs for the Whitcomb House (1029 Delaware Street)

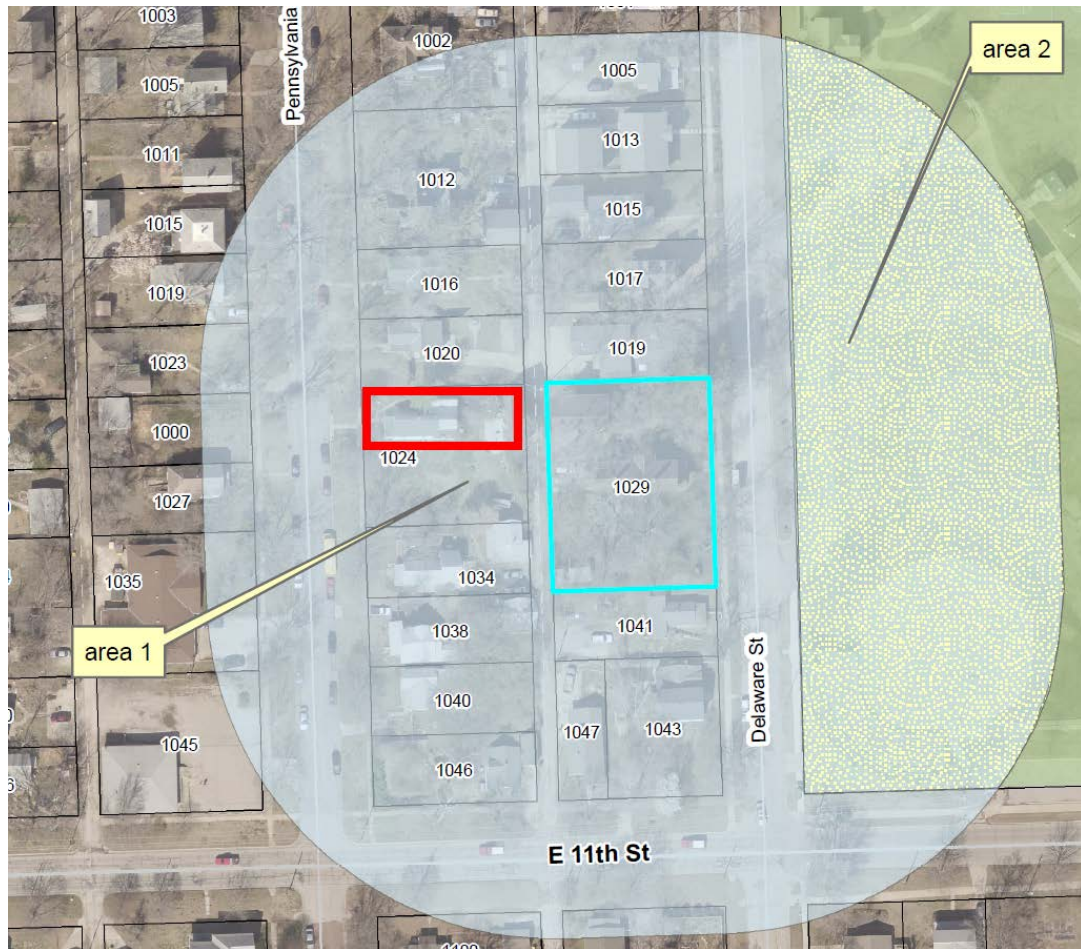
The Environs for the 1029 Delaware Street, the Whitcomb House, are divided into two areas. The proposed project is located in Area 1. The following standards apply:

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

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1024 Pennsylvania Lawrence, KS 66044
 Legal Description (*may be attached*) _____

OWNER INFORMATION

Name(s) Josh and Cari Davis
 Contact Josh Davis
 Address 1024 Pennsylvania
 City Lawrence State KS ZIP 66044
 Phone (785) 727-9356 Fax (____) _____
 E-mail jfentondavis@hotmail.com Cell Phone (785) 727-9356

APPLICANT/AGENT INFORMATION

Contact Same
 Company _____
 Address _____
 City _____ State _____ ZIP _____
 Phone (____) _____ Fax (____) _____
 E-mail _____ Cell Phone (____) _____

Existing Zoning RS5	Existing Land Use Residential	Proposed Land Use Residential	# of Buildings 2
Total site area 5850	Existing Building Footprint 1040 s.f.	Proposed Building Footprint 1265 s.f.	Open Space Area 3985 s.f.
Existing Pavement Coverage 215	Proposed Pavement Coverage 215		
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:** 1024 Pennsylvania

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

Project consists of removal of a small, relatively modern addition on the north side of the house with a new, larger addition built in the same general area.

Existing addition (approximately 70 sq. ft.) is not built very well and is in poor condition. It appears it's purpose was general storage and we have continued to use it as such.

The new addition (approximately 285 sq. ft.) will be used as a dining room and will connect the existing living room in the main 2-story part of the house with the kitchen which is in a shed roof addition to the north and east of the original house. The addition will also have a laundry room with general storage and mud room space (though it will not have an exterior door).

The existing dining room will be remodeled to be a main floor master bedroom. It has an existing door into the living room that will remain and the opening into the kitchen will be walled off. The current downstairs bathroom is off of the existing dining room so this will become a bathroom for the master bedroom. Project will add a small 1/2 bathroom for public restroom and washroom use.

The current laundry room is also off of the dining room and will become a closet for the new master bedroom.

Also within the project is adding a roof over the existing back deck at the entry to the kitchen.

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

Our family has 5 people and currently the home has only 2 bedrooms plus a sleeping porch on the 2nd level. After several years of imagining how the house could have a bedroom added off of the living room without creating an awkward layout we have determined that the best use of space is to make the addition the dining room and transition the existing dining room into a new bedroom.

The first floor bedroom will also allow us to age in the home regardless of potential health concerns that may make accessing the second floor difficult in coming years.

As with most older homes, the existing house has very little storage. So another goal of the addition is to add general utility space and storage.

The back roof over the existing deck is to provide protection from the elements upon entering and exiting the house. The kitchen door is the one most accessed via alley parking and currently there is no protection from rain or snow.

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

Contact _____ Owners are acting as Designer and Contractor _____

Company _____

Address _____

City _____ State _____ ZIP _____

Phone (____) _____ Fax (____) _____

E-mail _____ Cell (____) _____

REQUIRED ATTACHMENTS:

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

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

SIGNATURE

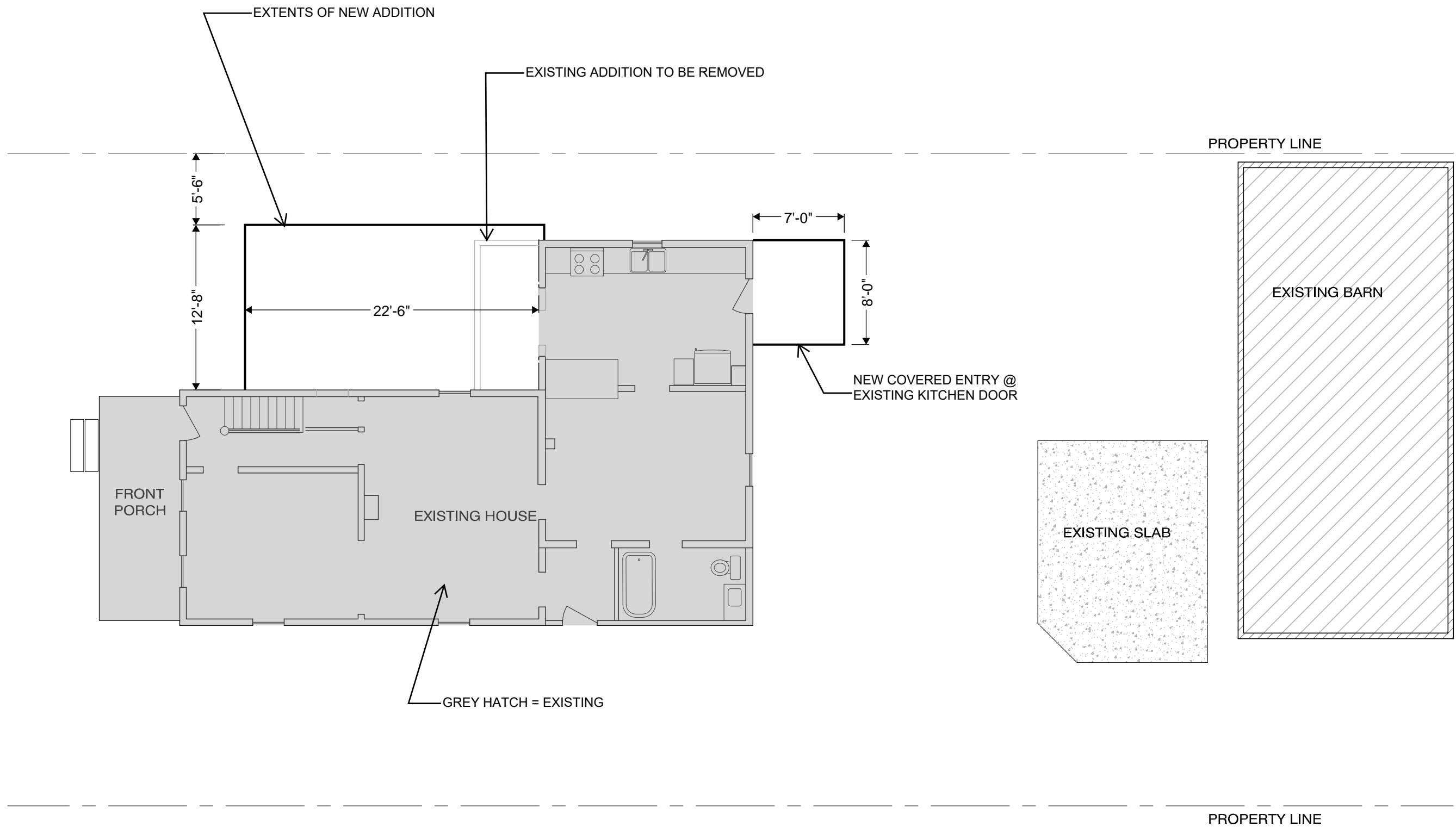
I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): _____ Date _____

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



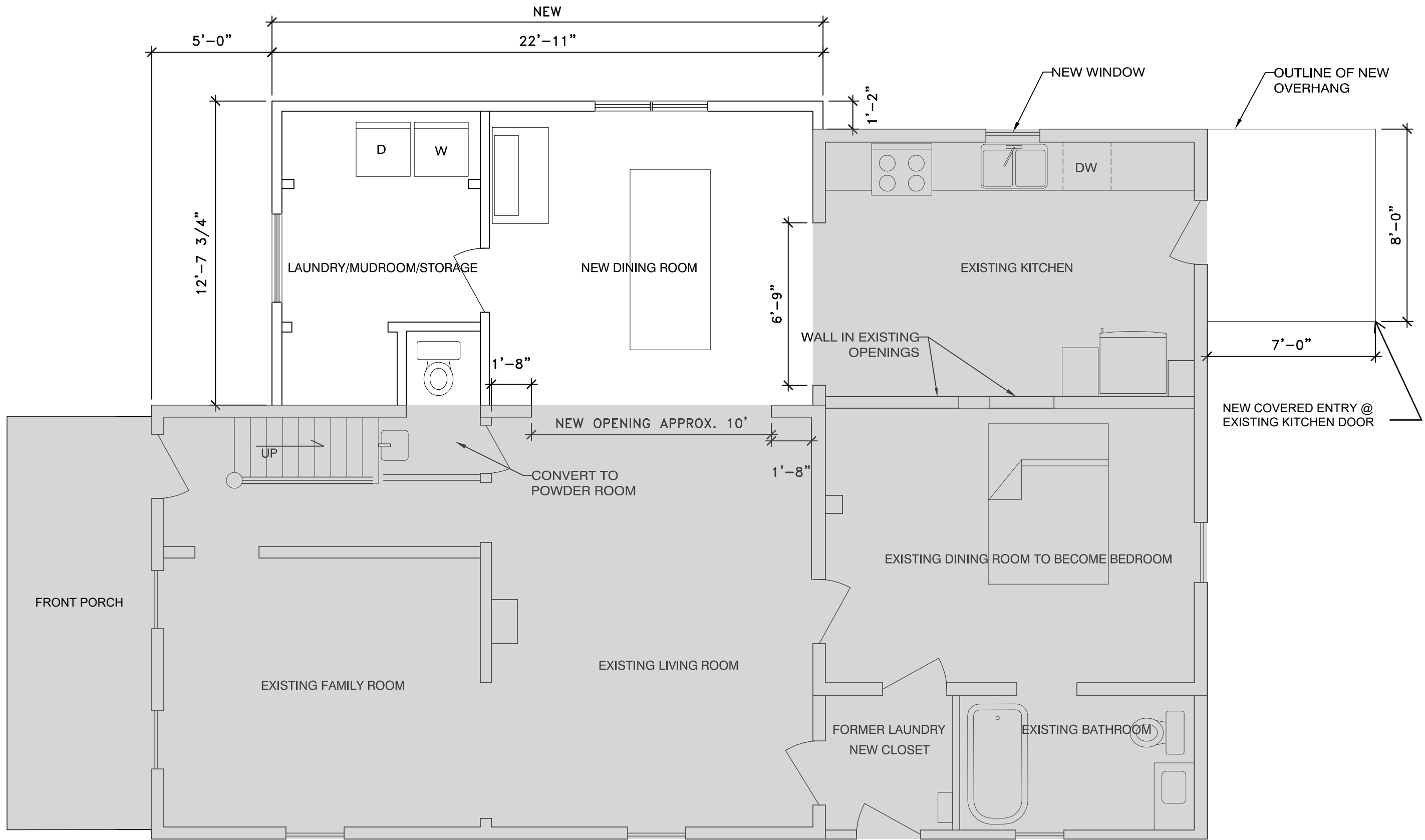
REMODEL & ADDITION
 1024 PENNSYLVANIA
 LAWRENCE, KANSAS 66044

Josh Davis
 785-727-9356

HRC DRWGS:
 9/17/18

SITE PLAN





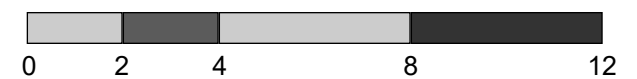
REMODEL & ADDITION
 1024 PENNSYLVANIA
 LAWRENCE, KANSAS 66044

Josh Davis
 785-727-9356

HRC DRWGS:
 9/17/18

FIRST FLOOR
 PLAN

1/4" = 1'-0"





OUTLINE OF EXISTING ADDITION TO BE REMOVED - REFERENCE PHOTOS

EXISTING LAP SIDING WITH 4-1/2" REVEAL

1/4" = 1'-0"

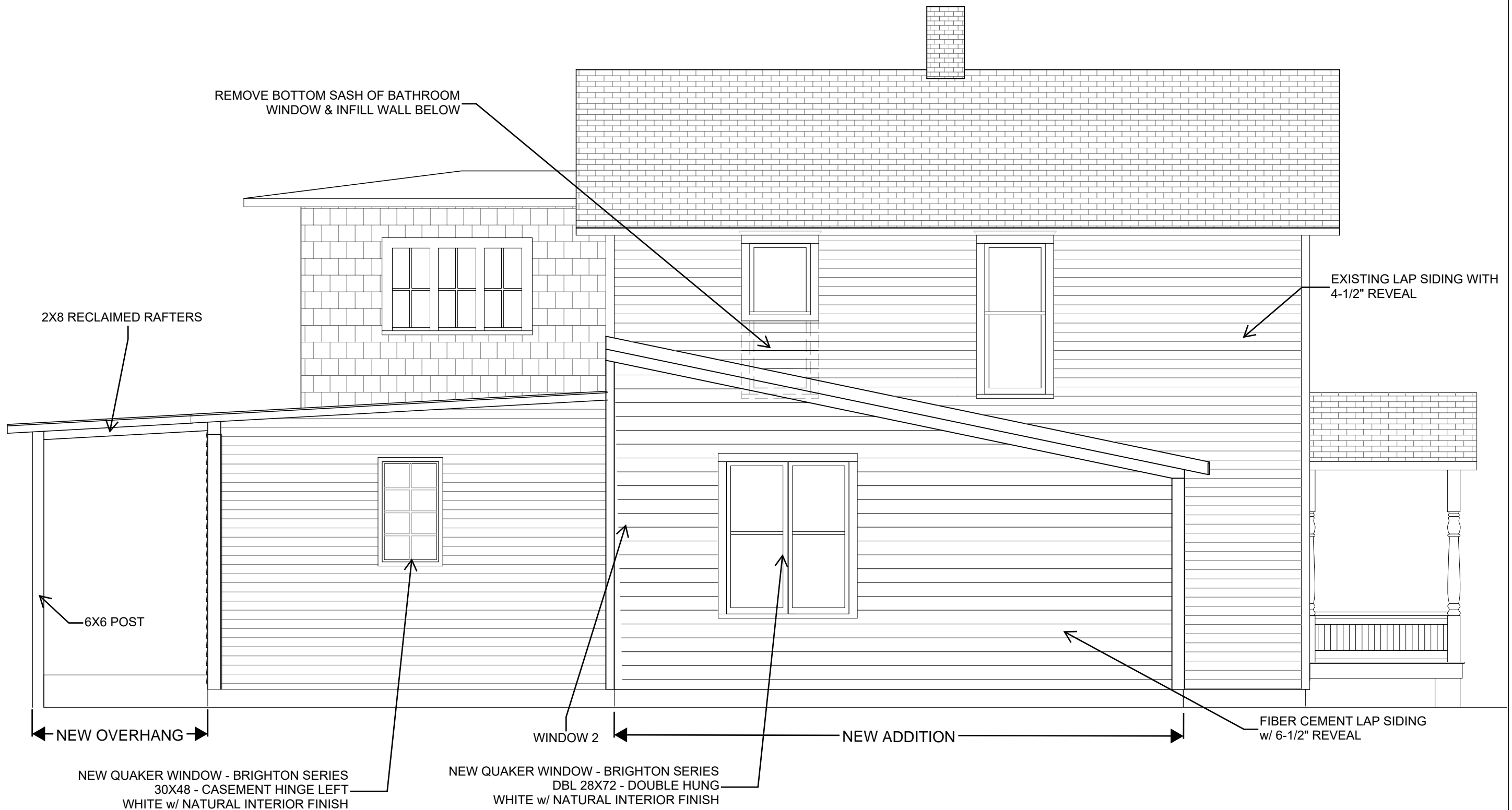


REMODEL & ADDITION
 1024 PENNSYLVANIA
 LAWRENCE, KANSAS 66044

Josh Davis
 785-727-9356

HRC DRWGS:
 9/17/18

EXISTING NORTH
 ELEVATION



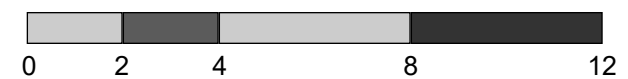
REMODEL & ADDITION
 1024 PENNSYLVANIA
 LAWRENCE, KANSAS 66044

Josh Davis
 785-727-9356

HRC DRWGS:
 9/17/18

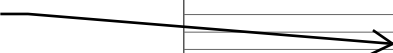
**PROPOSED
 NORTH
 ELEVATION**

1/4" = 1'-0"



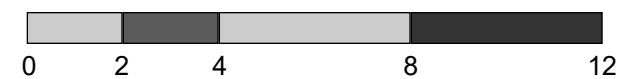


EXISTING ADDITION TO BE
REMOVED



FRONT PORCH NOT SHOWN ON FRONT
ELEVATION - REFERENCE PHOTOS

1/4" = 1'-0"

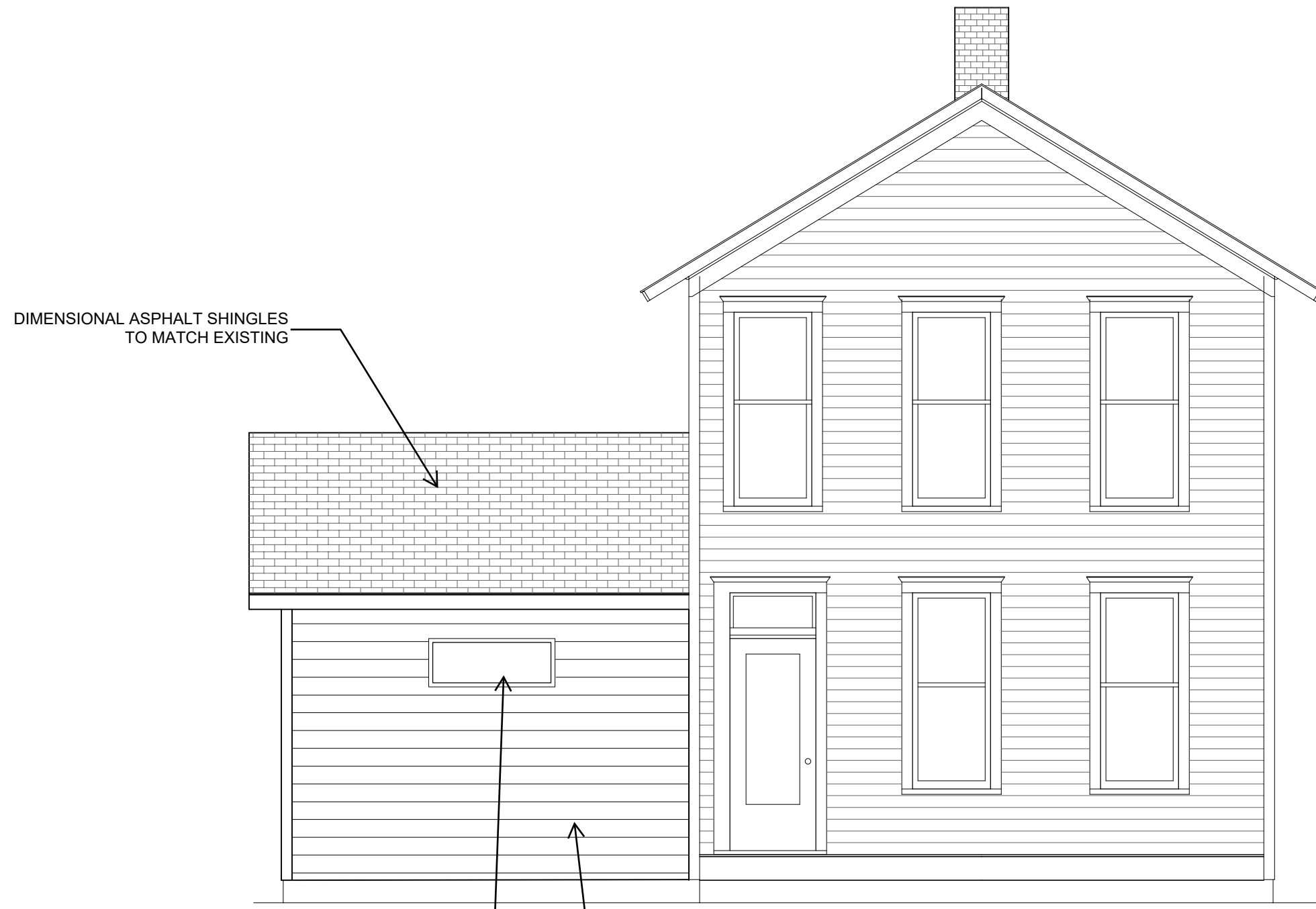


REMODEL & ADDITION
1024 PENNSYLVANIA
LAWRENCE, KANSAS 66044

Josh Davis
785-727-9356

HRC DRWGS:
9/17/18

EXISTING WEST
ELEVATION



DIMENSIONAL ASPHALT SHINGLES
TO MATCH EXISTING

NEW QUAKER WINDOW - BRIGHTON SERIES
44X15 - PICTURE WINDOW
WHITE w/ NATURAL INTERIOR FINISH

FIBER CEMENT LAP SIDING
w/ 6-1/2" REVEAL

FRONT PORCH NOT SHOWN ON FRONT
ELEVATION - REFERENCE PHOTOS

1/4" = 1'-0"

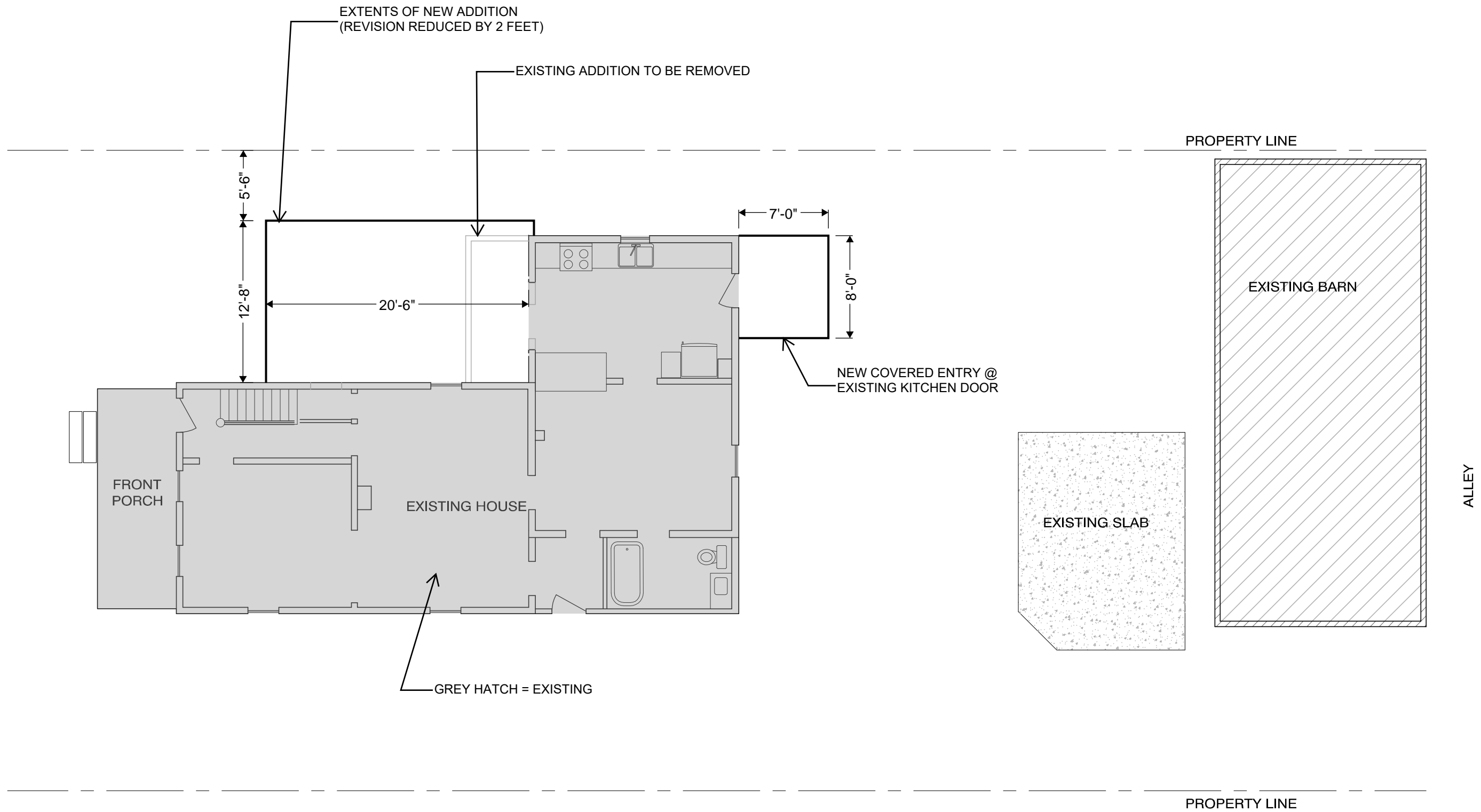


REMODEL & ADDITION
1024 PENNSYLVANIA
LAWRENCE, KANSAS 66044

Josh Davis
785-727-9356

HRC DRWGS:
9/17/18

**PROPOSED WEST
ELEVATION**

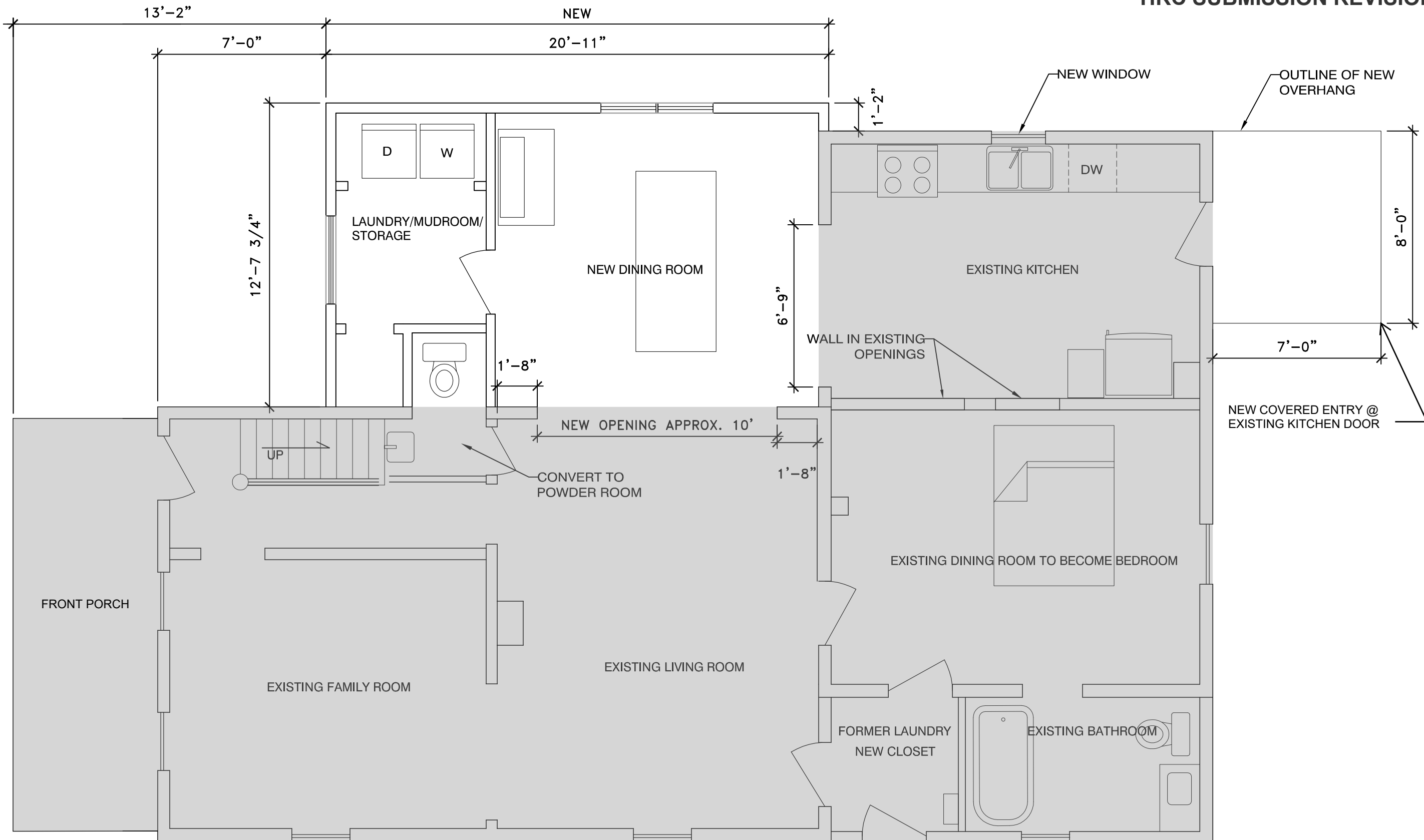


REMODEL & ADDITION
1024 PENNSYLVANIA
LAWRENCE, KANSAS 66044

Josh Davis
785-727-9356

REVISED HRC
DRWGS:
9/29/18

SITE PLAN

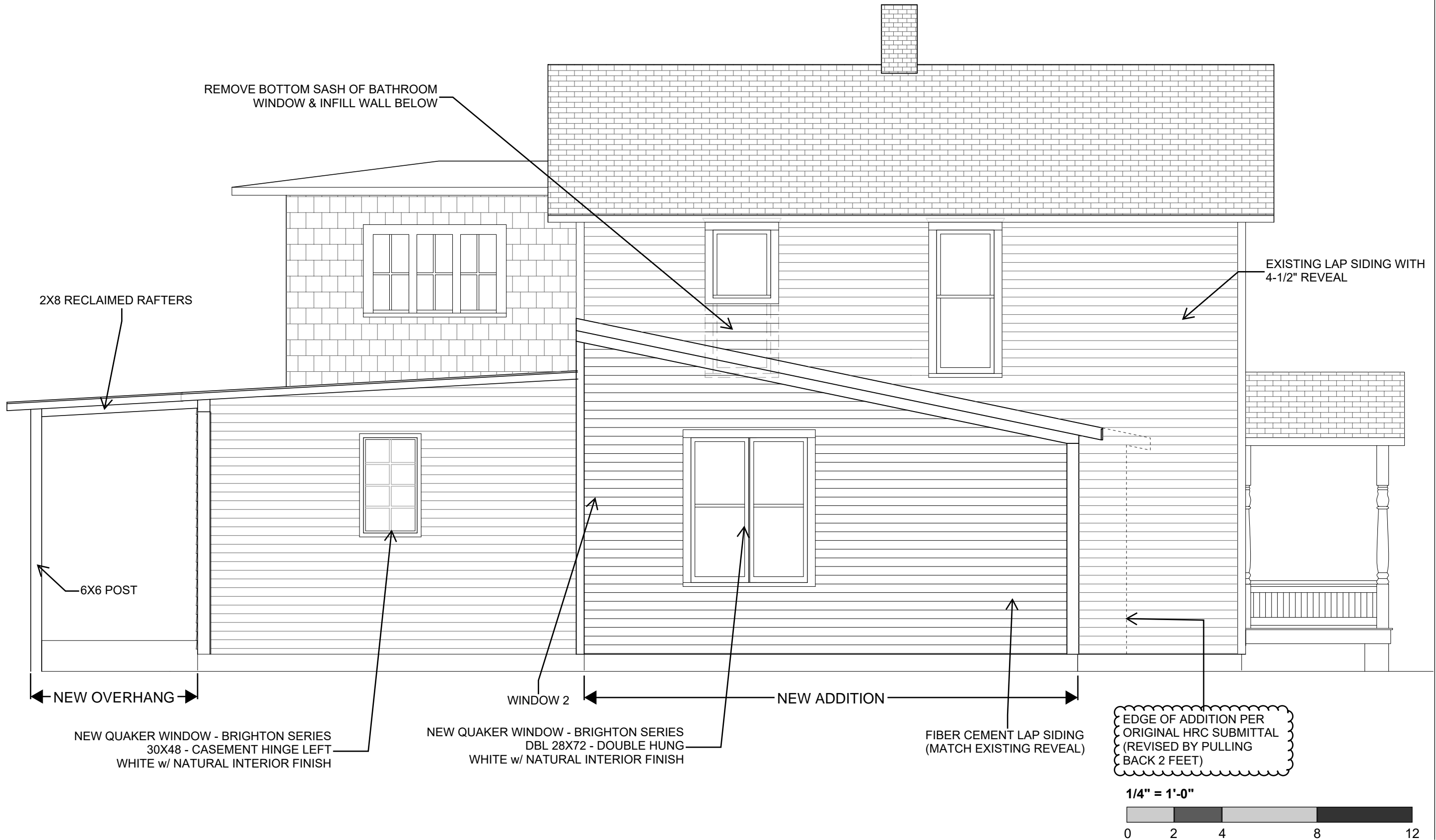


REMODEL & ADDITION
1024 PENNSYLVANIA
LAWRENCE, KANSAS 66044

Josh Davis
785-727-9356

REVISED HRC
DRWGS:
9/29/18

FIRST FLOOR
PLAN



REMODEL & ADDITION
 1024 PENNSYLVANIA
 LAWRENCE, KANSAS 66044

Josh Davis
 785-727-9356

REVISED HRC
 DRWGS:
 9/29/18

PROPOSED
 NORTH
 ELEVATION

To: Lynne Braddock Zollner, AICP
Historic Resources Administrator, City of Lawrence
From: Josh Davis
Subject: 1024 Pennsylvania Street
HRC Design Review # DR-18-00455
Response to initial comments letter, dated September 24, 2018
Date: 10/1/2018

Ms. Zollner,

Thank you for your prompt review comments regarding our HRC submission and for the opportunity to provide this response. I have attached with this letter revisions to my original submission:

Sheet 1: Site Plan
Sheet 2: First Floor Plan
Sheet 4: Proposed North Elevation

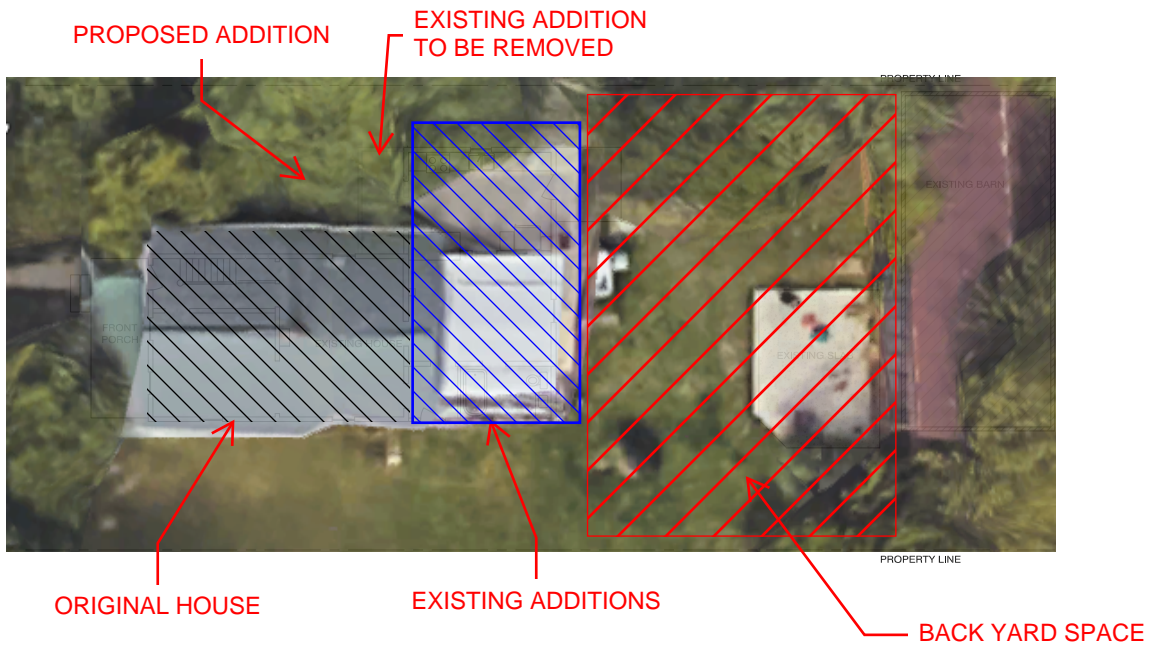
I provide here a fairly thorough response as I note that the HRC meeting where this project will be considered falls on October 18th. Unfortunately, I have a family obligation that requires my attention that evening. I therefore will not be able to attend the HRC meeting and hope that this correspondence adequately communicates my position to you as well as the board.

This response is to your comment #2:

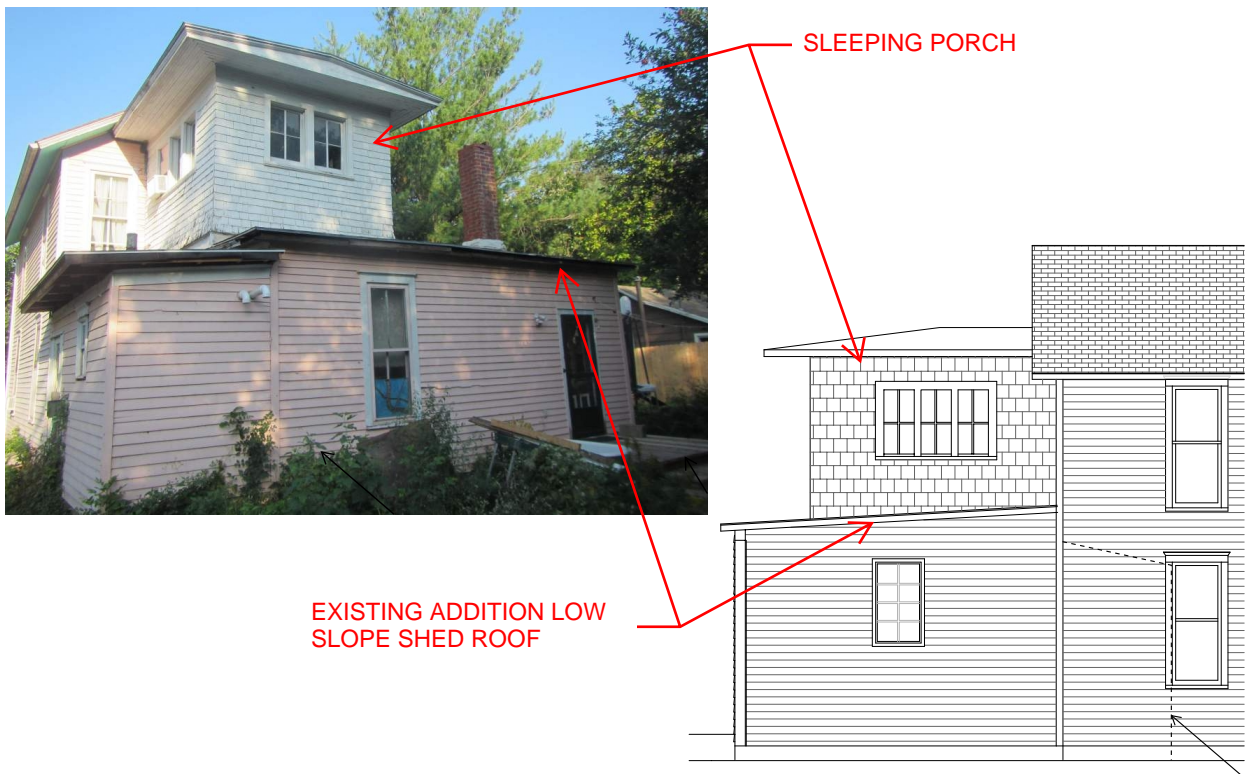
The proposed location for the addition is atypical for an addition to a historic structure in the environs of the listed properties. New additions are recommended to be placed to the rear of the structure. While an addition exists in a portion of the proposed location of the new addition, the new addition will decrease the setback of the addition from the front wall plane of the primary structure. A reduction in east/west length of the new addition could reduce the impact of the addition and make it compatible. The remainder of the needed space could be added to the rear of the structure.

I understand and appreciate that all things being equal, an addition to the rear of an original structure is preferable. However, I believe that in this case that a new addition to the side is much more logical given the economics, overall site, and layout of the house.

Looking at the site plan, one can see that the original 2-story house was slightly offset from center to the south. Later, additions in at least 4 parts were added to the rear of the house, with a north-south orientation shifted to the north, within a couple feet of the north property line setback. Such a layout of the addition(s) cuts off the north side yard from the back yard. As the house currently lives, the north yard is not accessed as part of any sort of flow of daily life – and as such is ideal for a location to add on to the house without losing yard space. This house being on the typical east Lawrence 50'x117' lot, yard space is limited and I think is fair to consider.



Another factor in the difficulty of adding onto the back of the house is the roof line of the existing rear additions. Typically, these are a low pitch shed roof, pitched west down to east. Adding on yet another addition to the rear of those would likely involve altering the roof line of those additions. If the new addition was to the rear/south, the new roof line would complicate the existing 2nd level sleeping porch structure and look. And although the sleeping porch is not visible from the front of the house, we enjoy the look of it perched on top of the shed roof additions as seen from the sides and rear. Rear views of the house are actually the only site lines from any listed property.



All that being said, we do appreciate the feedback and had had our own reservations about how the proposed addition would impact the front of the house. I have therefore redrawn that addition, reducing the length in the east/west direction. I have removed 2 feet from the eastern edge, increasing the setback from the original front elevation. Please see the attached drawings for those revisions.

Our design intent all along has been meant to balance an appreciation for the existing house, the needs that our family has for the house, and economics. In accordance with those considerations we have made the addition as low profile as possible, fairly mimicking the existing addition styles. However close to the front of the house the addition is at ground level, it immediately starts setting itself back with the slope of the proposed shed roof at higher elevations - such that the first second floor window on the north elevation is unimpeded. This is by design and we believe helps to keep the original 2-story house as the prominent structure as viewed from the northwest.

Our house sits up a little bit on a higher grade relative to the street, especially on the north side. This creates a perspective that has the viewer looking up at the house from the northwest. I believe this perspective puts an emphasis on how the home appears at the upper portions of the building as opposed to the ground level. This is made even more so by the collection of low vegetation on the northwest corner of our lot. From the direct front view, there is a mature and healthy tree that impedes the north side of the house. By the time the viewer is past the tree to the south, the proposed addition will not be visible.



VIEW FROM NORTHWEST



FRONT VIEW

I have looked to see if there are other examples of additions added to the side of an existing house in the neighborhood. I found several, but one in particular represents a very similar situation and addition roof style. This example sits much closer to the front façade and is taller than our proposed addition. I have shown this comparison example below.

Sincerely,

Josh Davis



FRONT VIEW

COMPARABLE EAST LAWRENCE ADDITION, LOCATED IN ENVIRONS



SOUTHWEST VIEW AFTER ADDITION



SOUTHWEST VIEW BEFORE ADDITION

To: Historic Resources Commission (HRC), City of Lawrence
From: Josh Davis
Subject: 1024 Pennsylvania Street
HRC Design Review # DR-18-00455
Response to Staff Report, dated October 18, 2018 (Posted 10/11/2018)
Date: 10/15/2018

Dear Commissioners,

I provide here this correspondence to further explain my position regarding the proposed addition for our home at 1024 Pennsylvania. As I noted in my previous correspondence, I am unable to attend the meeting in person due to a family obligation. Staff has alerted me that I have a "compelling case" and that I should defer my project to next month's meeting so that I may present it in person. However, it is now mid-October, so with the impending change of season a month delay could easily become much more than that. I wish to get this project started as soon as is reasonably feasible. If you choose to accept the staff recommendation for ARC review, so be it – I will work with you further, but I present here my argument that the project should be accepted as presented (and revised).

I feel it needs to be emphasized that this is an environs review – and that there are no site lines from any listed property to the addition in question (though there are site lines across the alley to the rear of our home from a listed property). My argument therefore is that the proposed construction will not significantly encroach on, damage, or destroy the landmark or historic district. My design intent has been purposeful and mindful of our original home (though it is unlisted) and the neighborhood in general all along – I am a supporter and advocate of preservation efforts. I believe that the fact that it is not encroaching upon or harming the district is self-evident, even without the "significantly" qualifier. However, since this is a subjective determination, I shall choose to focus here on previous recommendations of staff and approvals by the commission.

Staff recommends the project be referred to the Architectural Review Committee to work on two items:

1. Setback of the proposed addition
2. To change the window on the west elevation of the proposed addition.

Item 1: Addition Setback

I ask you to please review my reasoning provided in my prior letter, dated 10/1/18 for my primary arguments regarding the addition location and how it is viewed. I would like to point out here that the comparable east Lawrence addition I highlighted on the final page of that letter came before the HRC on 12/18/2014 (DR-14-00495).

That addition involved a setback from the original house of only 3 feet (compared to the now revised 7 feet I have proposed for my addition) and involved the removal of a first story window right at that corner front corner (see photos from my letter). That addition also had a steeper roof than my proposed addition. I point these things out not because I have issue with

that addition, I think it is fine and good that it was accepted, but because that addition was recommended for approval by staff (and was subsequently approved by the HRC). Regarding that addition, the staff report stated:

"It is not atypical for structures of this type to have historic additions placed to one side. This form exists in the neighborhood. The addition is placed so that it will not alter the existing windows. This is important as they are character defining for the structure. Because this is an environs review, staff evaluated the proposed addition in relation to other structures in the area and the impact the addition would have on the listed property. There is no direct line of sight from the listed property to the proposed addition while there is a line of sight to the front of structure."*

"In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed property with the following amendments..." [amendments did not pertain to the addition size/location]

* note existing window was altered per my photos in previous letter

As I have noted, I have already made great efforts to provide an appropriate design, even pulling the addition back 2 feet, which frankly after reviewing the quoted report I would prefer to have back. There are other examples of side additions in this neighborhood. I believe the staff report quoted above reinforces my position that our proposed addition does not significantly encroach on, damage, or destroy the landmark or historic district.

Item 2: West Window

This item was not noted to us in the original staff comments and is therefore not addressed in my letter dated 10/1/18. Therefore, I will first provide our rationale for the window choice here, provide examples of other windows in the neighborhood that are not "taller than they are wide", and will conclude with a comparable window already approved by the commission.

Firstly, the dimensions and location of the window are a result of the interior use. While the interior of a house under environs review are generally not a concern of the HRC, it needs to be pointed out here that that room is a mudroom/laundry area. The wide and short window, oriented higher on the wall allows for storage or benches to be located below the window. The window as seen from the exterior is purposeful and practical as viewed from the interior. While perhaps not ideal (I too am a fan of tall windows), I believe the exterior view of the window is still appropriate and does not significantly encroach on, damage, or destroy the historic district.

I concur that windows are "typically" taller than they are wide in this neighborhood. However, wider windows are not without precedent. I toured the neighborhood and have attached at the end of this letter a collection of windows photographed to illustrate this. Some of these examples are newer houses (or in process of being built) which I would assume have been through HRC review, but I have not done the research to confirm that assumption. Given these numerous examples, I do not believe that my proposed window significantly encroaches upon, damages, or destroys the historic district.

Again, these issues are somewhat subjective, so I conclude with an example of a similar window recently approved by the HRC. This project is located exactly one house to the south of ours at 1026 Pennsylvania and was built in the last year. That house has a front facing window on the northern portion of the building that is 48" wide x 18" tall, nearly identical to my proposed window in shape and location. The project went through ARC review and the window was approved. I understand that that window is part of a contemporary home while my proposed window is an addition to an older home. However, my home is not listed and it is merely subject to the same environs review that the neighboring home was reviewed under.

Given the above information, I ask that the Historic Resources Commission approve my addition drawings as presented on 9/17/18 and revised on 10/1/18. I understand there are instances where review and work with the ARC can be beneficial. However, I have approached this design from the very beginning to be mindful of the original house and the environs. I have already increased the setback from the front façade by 2 feet in an effort to expedite this process and cannot lose any more square footage without compromising the purpose of the addition. It is my position that the addition as proposed and revised does not significantly encroach upon, damage, or destroy the historic district and should therefore be approved.

Thank you for your time in considering this correspondence,



Josh Davis

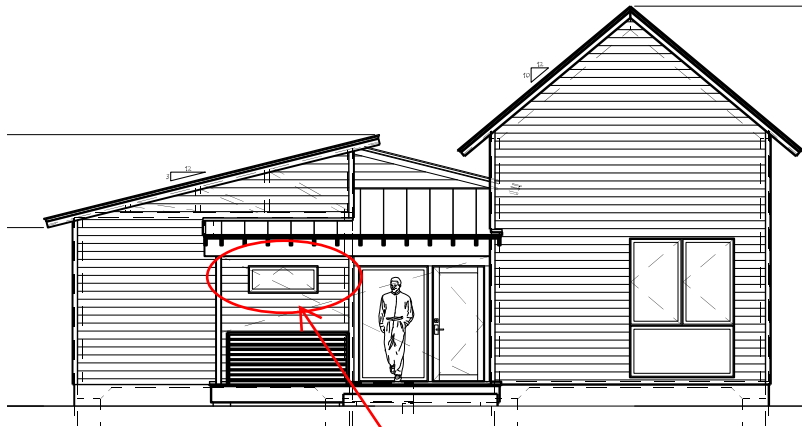
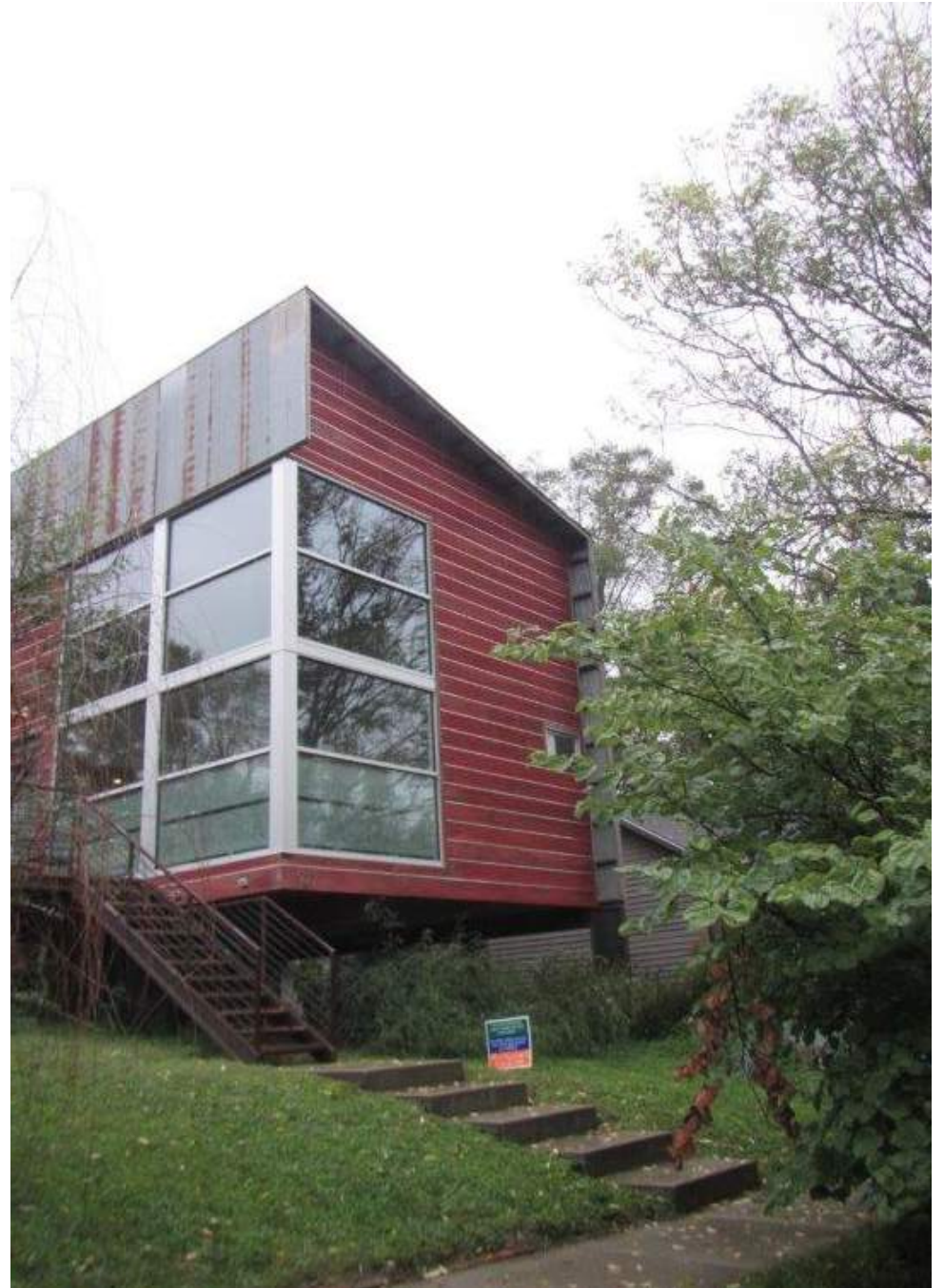
Attachment: "18-1015 Window Examples" Photos showing examples of other windows in the neighborhood that are not taller than they are wide











WINDOW RECENTLY
APPROVED @ 1026
PENNSYLVANIA



UNNECESSARY HARDSHIP CRITERIA

The Board of Zoning Appeals may approve a zoning variance if it finds that all of the following criteria have been met. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to each criterion to the best of your knowledge. (Attach additional sheets if needed.)

1. That the variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zoning or district and are not created by action(s) of the property owner or applicant:

Rear of house is built directly on the property set back with an original 10'x14' deck with no stairs leading to the back yard. The homeowners would like to have a larger 12'x16' deck with a set of steps leading to the back yard in order to access the back yard off the deck and kitchen.

2. That granting the variance would not adversely affect the rights of adjacent property owners or residents:

The existing deck is already built into the setback and appears this was part of the original build. The minimally larger deck and set of stairs is within and gated privacy fence and would not be accessible by the neighbors children or pets



3. That strict application of the provisions of this chapter for which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application:

They want to have safety of an egress to the back yard. The current deck size is also too small
for the comfort of more than 4 people. They want for guest, including children and grandchildren, along with
themselves to be able to egress to the back yard. as well as having access to the kitchen and/or bathroom
without going through the unfinished basement, up the stairs, and through the house.

4. That the variance desired would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare:

Deck would be in the back yard within a gated privacy fence



5. That granting the variance desired would not be opposed to the general spirit and intent of the Development Code:

There is already a deck and this would just be a little larger and have a set of steps.

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 variances as indicated above.

Signature(s): Terry D Finton Date 09/27/2008

_____ Date _____

_____ Date _____

STAFF USE ONLY

Application No. _____

Date Received _____

BZA Date _____

Fee \$ _____

Date Fee Paid _____



OWNER AUTHORIZATION

I/WE David Rickard and Sandra L. Stilwell-Rickard, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 27th day of September, 2018, 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 Terry Finton (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 2331 Free State Lane (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.

David Rickard
 Owner

Sandra L. Stilwell-Rickard
 Owner

STATE OF KANSAS
 COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 27 day of Sept, 2018
 by David Rickard & Sandra Stilwell-Rickard

My Commission Expires:

Caitlyn Dolar
 Notary Public

Caitlyn Dolar
 Notary Public
 State of Kansas
 My Commission Expires 9/13/2



PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

Ownership Information

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

Radius of Notification

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained **at the Applicant's request** at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied **at the Applicant's expense**. **Allow 10 business days** to receive the map.

THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

1. was a) obtained from and b) certified by the Douglas County Clerk,
2. is current (**no more than 30 days old**), and
3. includes all property owners within the required notification radius of the subject property.

Terry D Finton
Signature

09/25/2018
Date

Terry D Finton
Printed Name

DOUGLAS COUNTY KANSAS

Property Search Results: Real Property

Please Note: This information is assumed current as of: **9/23/2018**. For more current information, please call the Appraiser's Office: (785) 832-5133.

Property Information

[Map this Property](#)

Year: 2018

Pin

Plate/Record Id: U16010IV

Number: 023-111-11-0-10-08-014.00-0

Owner 1: RICKARD DAVID L TRUSTEE

Owner 2: STILWELL-RICKARD SANDRA L TRUSTEE

In-Care-Of: (no record)

Property Address: 2331 FREE STATE LN, LAWRENCE, KANSAS

Mailing Address: 2331 FREE STATE LN LAWRENCE, KS, 66047

Delinquent Tax: No

Tax Unit: 041

School: USD 497

Sec-Twp-Rng: (no record)

Book: 1148

Page: 5058

Value Information

Class	Appraised			Assessed		
	Land	Improvements	Total*	Land	Improvements	Total
R	\$40,000	\$203,500	\$243,500	\$4,600	\$23,403	\$28,003

*Market or Ag use

Tax Information

Tax data for 2018 has not been calculated at this time. To view taxes for this property, please select a previous year from the 'Select Year' drop-down menu.

Property Description

SPRINGWOOD HEIGHTS BLK 2 LT 6 71.6 X 100

Legal Description

SPRINGWOOD HEIGHTS BLK 2 LT 6



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

September 24, 2018

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 2331 FREE STATE LN (U16010IV). 09/24/2018. REQUESTED BY TERRY FINTON OF NATURAL BREEZE.

JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

CERTIFIED POL WITHIN 400 FT
OF 2331 FREE STATE LN (U16010IV)



JOINPIN	SYSTEMS/CALCRES	OWNER1	OWNER2	OWNER3	ADDRESS	CITY	STATE	ZIP	PHONE	PID	QUICKFIELD	STATUS
111-11-0-10-07-006-00-0	0.18220133	DANIELS JERALD N	DANIELS HELEN R	2716 STONE BARN TER	LAWRENCE	KS	66047	U160101K	023-111-11-0-10-07-006-00-0	R26812	2716 STONE BARN TER	
111-11-0-10-07-005-00-0	0.20119139	SQUIRES KENNETH A	SQUIRES KATHLEEN M	2800 STONE BARN TER	LAWRENCE	KS	66047	U160101L	023-111-11-0-10-07-005-00-0	R26811	2800 STONE BARN TER	
111-11-0-10-07-004-00-0	0.23585396	DAY THOMAS A	DAY JOYCE M	2808 STONE BARN TER	LAWRENCE	KS	66047	U160101M	023-111-11-0-10-07-004-00-0	R26810	2808 STONE BARN TER	
111-11-0-10-07-003-00-0	0.300138745	BROHOLM JOHN R	GIOSI NAUCTI	2808 STONE BARN TER	LAWRENCE	KS	66047	U160101N	023-111-11-0-10-07-003-00-0	R26809	2808 STONE BARN TER	
111-11-0-10-07-002-00-0	0.20424956	GOLDEN DEVONIA R	GOLDEN JAMES L S	2904 W 23RD TER	LAWRENCE	KS	66047	U160128R	023-111-11-0-10-07-002-00-0	R26858	2904 W 23RD TER	
111-11-0-10-07-002-00-0	0.25975999	MCNORD FREDA K		2812 STONE BARN TER	LAWRENCE	KS	66047	U160101O	023-111-11-0-10-07-002-00-0	R26808	2812 STONE BARN TER	
111-11-0-10-07-001-00-0	0.33260471	MCVEY AMY A		2816 STONE BARN TER	LAWRENCE	KS	66049	U160101P	023-111-11-0-10-07-001-00-0	R26807	2816 STONE BARN TER	
111-11-0-20-01-001-00-0	0.24659118	COTTONWOOD HOUSING CORP		2801 W 21ST ST	LAWRENCE	KS	66047	U160128S	023-111-11-0-20-01-001-00-0	R26864	2801 W 21ST ST	
111-11-0-10-08-007-00-0	0.20112525	DRESNER KURT M	DRESNER KENDRA N	2707 STONE BARN TER	KIRKLAND	WA	98033	U160101C	023-111-11-0-10-08-007-00-0	R26852	2707 STONE BARN TER	
111-11-0-10-08-005-00-0	0.16069886	PRINGLE RODNEY K	PRINGLE DIANA K	2711 STONE BARN TER	LAWRENCE	KS	66047	U160101D	023-111-11-0-10-08-005-00-0	R26851	2711 STONE BARN TER	
111-11-0-10-08-005-00-0	0.16069875	WILLEMS PETER	WILLEMS ALICE	2711 STONE BARN TER	LAWRENCE	KS	66047	U160101E	023-111-11-0-10-08-005-00-0	R26850	2711 STONE BARN TER	
111-11-0-10-08-004-00-0	0.16320064	COOK MEISSA	FABER JENNY	PO BOX 3405	LAWRENCE	KS	66046	U160101F	023-111-11-0-10-08-004-00-0	R26859	2603 SAGE BRUSH DR	
111-11-0-10-08-004-00-0	0.17902333	MIMECKI PAUL A		2807 STONE BARN TER	LAWRENCE	KS	66047	U160101G	023-111-11-0-10-08-004-00-0	R26849	2807 STONE BARN TER	
111-11-0-10-08-002-00-0	0.19246487	FLESSNER LOUIS R	NORRIS SHAWN T	2811 STONE BARN TER	LAWRENCE	KS	66047	U160128T	023-111-11-0-10-08-002-00-0	R26848	2811 STONE BARN TER	
111-11-0-10-08-002-00-0	0.20112974	CARLSON ANITA		2307 FREE STATE LN	LAWRENCE	KS	66047	U160101B	023-111-11-0-10-08-002-00-0	R26854	2307 FREE STATE LN	
111-11-0-10-08-009-00-0	0.16282981	KOMMA LENOV E		2311 FREE STATE LN	LAWRENCE	KS	66047	U160101A	023-111-11-0-10-08-009-00-0	R26855	2311 FREE STATE LN	
111-11-0-10-08-010-00-0	0.21162842	JACOBSON EUGENE D	JACOBSON MARTHA L	2315 FREE STATE LN	LAWRENCE	KS	66047	U160101Z	023-111-11-0-10-08-010-00-0	R26856	2315 FREE STATE LN	
111-11-0-10-08-011-00-0	0.20678772	GORDON MARTA A	TILSON LOUI B	2319 FREE STATE LN	LAWRENCE	KS	66047	U160101Y	023-111-11-0-10-08-011-00-0	R26857	2319 FREE STATE LN	
111-11-0-10-08-012-00-0	0.49498613	OEISCHLAGER VERNON G	DOWNING YERNA K	2904 SAGE BRUSH DR	LAWRENCE	KS	66047	U16035A	023-111-11-0-10-08-012-00-0	R26809	2904 SAGE BRUSH DR	
111-11-0-10-08-012-00-0	0.22958164	ROGERS GORDON C	ROGERS ALETHA M	2908 SAGE BRUSH DR	LAWRENCE	KS	66047	U16034	023-111-11-0-10-08-012-00-0	R26508	2908 SAGE BRUSH DR	
111-11-0-10-07-015-00-0	0.17089893	SHI LEI		2323 FREE STATE LN	LAWRENCE	KS	66047	U160101X	023-111-11-0-10-07-015-00-0	R26858	2323 FREE STATE LN	
111-11-0-10-07-015-00-0	0.28294971	GOSS LORI J	SHORE CARLTON L	2316 FREE STATE LN	LAWRENCE	KS	66047	U160101B	023-111-11-0-10-07-015-00-0	R26821	2316 FREE STATE LN	
111-11-0-10-07-013-00-0	0.16334704	JIA CONGMEING	BEHGHOUT ELIZABETH E	13914 RAMONA AVE	HAWTHORNE	CA	90250	U160101W	023-111-11-0-10-07-013-00-0	R26859	2327 FREE STATE LN	
111-11-0-10-07-016-00-0	0.17384689	BERGHOUT DANIEL F	WANG CHARLES K	2920 FREE STATE LN	LAWRENCE	KS	66047	U160101A	023-111-11-0-10-07-016-00-0	R26822	2920 FREE STATE LN	
111-11-0-10-07-017-00-0	0.1674414	WANG EDWARD K	EGUNSKI MICHAEL W	2324 FREE STATE LN	LAWRENCE	KS	66047	U160101Z	023-111-11-0-10-07-017-00-0	R26823	2324 FREE STATE LN	
111-11-0-10-07-019-00-0	0.15344674	DROGE GERALD W II	HESSEIN DROGE TIFANY L	2328 FREE STATE LN	LAWRENCE	KS	66047	U160101Y	023-111-11-0-10-07-019-00-0	R26824	2328 FREE STATE LN	
111-11-0-10-08-014-00-0	0.16451881	RICKARD DAVID L	STILLWELL-RICKARD SANDRA L	2332 FREE STATE LN	LAWRENCE	KS	66047	U160101X	023-111-11-0-10-08-014-00-0	R26825	2332 FREE STATE LN	
111-11-0-10-08-011-00-0	0.26174483	MEIERS MATHEW L	MEIERS SARAH E	2931 FREE STATE LN	LAWRENCE	KS	66047	U160101V	023-111-11-0-10-08-011-00-0	R26860	2931 FREE STATE LN	
111-11-0-10-08-011-00-0	0.22936836	REIDLE ROBERT		2900 SAGE BRUSH DR	LAWRENCE	KS	66047	U160101W	023-111-11-0-10-08-011-00-0	R26810	2900 SAGE BRUSH DR	
111-11-0-10-07-025-00-0	0.22958747	BERTRAND MARK A		2905 SAGE BRUSH DR	LAWRENCE	KS	66047	U16035	023-111-11-0-10-07-025-00-0	R26511	2905 SAGE BRUSH DR	
111-11-0-10-07-025-00-0	0.22958747	WILLIAMS DAVID A		2336 FREE STATE LN	LAWRENCE	KS	66047	U16052	023-111-11-0-10-07-025-00-0	R26826	2336 FREE STATE LN	
111-11-0-10-07-023-00-0	0.4112822	WALKER MICHAEL S	WILLIAMS VALETTA J	2405 FREE STATE LN	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-023-00-0	R26861	2405 FREE STATE LN	
111-11-0-10-07-025-00-0	0.24442071	LANGF WEGAN	LANGF DENISE A	2704 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101R	023-111-11-0-10-07-025-00-0	R26831	2704 FREEDOM HILL CT	
111-11-0-10-07-024-00-0	0.20666961	TESKA DAVID L	TERKA KRISTY	2708 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-024-00-0	R26830	2708 FREEDOM HILL CT	
111-11-0-10-07-023-00-0	0.16764927	ELUBANUS WILLONE E	ELUBANUS CHRISTAL L	2712 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-023-00-0	R26829	2712 FREEDOM HILL CT	
111-11-0-10-07-022-00-0	0.17677141	MARREREAU TONYE E	MARREREAU LAURIE I	2716 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-022-00-0	R26828	2716 FREEDOM HILL CT	
111-11-0-10-07-021-00-0	0.17667397	BARTLETT GARY W	BARTLETT SUSAN D	2720 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-021-00-0	R26827	2720 FREEDOM HILL CT	
111-11-0-10-07-022-00-0	0.22052322	LANE WILLIAM R	BULLA TRACEY V	2400 FREE STATE LN	LAWRENCE	KS	66047	U160101K	023-111-11-0-10-07-022-00-0	R26838	2400 FREE STATE LN	
111-11-0-10-03-023-00-0	0.25938396	HILL STEVEN E	HILL ANNAMARIE M	2900 CHISHOLM DR	LAWRENCE	KS	66047	U16060	023-111-11-0-10-03-023-00-0	R26932	2900 CHISHOLM DR	
111-11-0-10-03-022-00-0	0.22956656	HONKAS JEFFERY J		2904 CHISHOLM DR	LAWRENCE	KS	66047	U16061	023-111-11-0-10-03-022-00-0	R26931	2904 CHISHOLM DR	
111-11-0-10-03-021-00-0	0.22956423	DELCAMPO MARINA M	DELCAMPO APRIL	2908 CHISHOLM DR	LAWRENCE	KS	66047	U16062	023-111-11-0-10-03-021-00-0	R26930	2908 CHISHOLM DR	
111-11-0-10-08-016-00-0	0.400567164	ELDRIDGE CHARLES C	ELDRIDGE JANE M	2413 FREE STATE LN	LAWRENCE	KS	66047	U160101I	023-111-11-0-10-08-016-00-0	R26862	2413 FREE STATE LN	
111-11-0-10-07-031-00-0	0.26366345	PATE DEBORAH H	PATE ROBERT E	2719 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101I	023-111-11-0-10-07-031-00-0	R26837	2719 FREEDOM HILL CT	
111-11-0-10-07-028-00-0	0.17069772	CATE ALEXANDER H	CATE CHRISTINE D	2707 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-028-00-0	R26834	2707 FREEDOM HILL CT	
111-11-0-10-07-029-00-0	0.20491669	HEFTIG DANIEL T	HEFTIG ANNI L	2711 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-029-00-0	R26835	2711 FREEDOM HILL CT	
111-11-0-10-07-030-00-0	0.20292248	GEORGE C MICHAEL	GEORGE NETTAF	2715 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-030-00-0	R26836	2715 FREEDOM HILL CT	
111-11-0-10-07-027-00-0	0.17065966	HITOSHI CHRISTY S	HITOSHI KEHUALANI K	2703 FREEDOM HILL CT	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-027-00-0	R26833	2703 FREEDOM HILL CT	
111-11-0-10-07-033-00-0	0.19561352	HARROD TRAVIS B	HARROD LEANNE E	2404 FREE STATE LN	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-033-00-0	R26839	2404 FREE STATE LN	
111-11-0-10-03-001-00-0	4.87712148	HILLS WEST HOMES ASSN		PO BOX 3092	LAWRENCE	KS	66046	U160101V	023-111-11-0-10-03-001-00-0	R26701	0 W 24TH TER	
111-11-0-10-04-001-00-0	0.2590788	VANAMNE RITA K		2901 CHISHOLM DR	LAWRENCE	KS	66047	U16105	023-111-11-0-10-04-001-00-0	R26933	2901 CHISHOLM DR	
111-11-0-10-07-034-00-0	0.19753442	KUEKER GERALDINE H		2408 FREE STATE LN	LAWRENCE	KS	66047	U160101I	023-111-11-0-10-07-034-00-0	R26840	2408 FREE STATE LN	
111-11-0-10-08-017-00-0	0.22246515	GRZENDA JOSEPH J	GRZENDA PATRICIA M	2417 FREE STATE LN	LAWRENCE	KS	66047	U160101I	023-111-11-0-10-08-017-00-0	R26863	2417 FREE STATE LN	
111-11-0-10-04-002-00-0	0.20011051	CLINTON ROBERT J	CLINTON JANE E	2905 CHISHOLM DR	LAWRENCE	KS	66047	U160101C	023-111-11-0-10-04-002-00-0	R26934	2905 CHISHOLM DR	
111-11-0-10-03-001-30-2	0.03842992	GRAY JONLAURA A		PO BOX A	LAWRENCE	KS	66044	U160101C	023-111-11-0-10-03-001-30-2	R26731	2720 W 24TH TER	
111-11-0-10-03-001-27-2	0.03833973	DAVIS RHONDA B	REVOCCABLE TRUST	4401 STONE MEADOWS CT	LAWRENCE	MI	49644	U160101D	023-111-11-0-10-03-001-27-2	R26728	2704 W 24TH TER	
111-11-0-10-03-001-31-2	0.03854037	HEVD DARWIN D	HEVD SHARON K	11582 N HILTON DR	IRONS	MI	49644	U160101B	023-111-11-0-10-03-001-31-2	R26732	2724 W 24TH TER	
111-11-0-10-09-001-28-2	0.03482597	BARBARND SHIRLEY J		2706 W 24TH TER	LAWRENCE	KS	66047	U160101D	023-111-11-0-10-09-001-28-2	R26730	2706 W 24TH TER	
111-11-0-10-03-001-32-2	0.004482543	JONES JANICE K		2726 W 24TH TER	LAWRENCE	KS	66047	U160101D	023-111-11-0-10-03-001-32-2	R26730	2726 W 24TH TER	
111-11-0-10-09-001-29-2	0.00416597	RAUCKMAN KATHY J	RAUCKMAN GARY	1144 N 1100 RD	LAWRENCE	KS	66047	U160101D	023-111-11-0-10-09-001-29-2	R26730	2722 W 24TH TER	
111-11-0-10-07-035-00-0	0.19759387	SADLER MEGAN M	SADLER BRADLEY	2412 FREE STATE LN	LAWRENCE	KS	66047	U160101H	023-111-11-0-10-07-035-00-0	R26841	2412 FREE STATE LN	
111-11-0-10-07-040-00-0	0.22246226	MILLER JOHN S	MILLER DACHEL B	2421 FREE STATE CT	LAWRENCE	KS	66047	U160101A	023-111-11-0-10-07-040-00-0	R26846	2421 FREE STATE CT	
111-11-0-10-07-036-00-0	0.28833645	SHELTON ELLEN R	SHELTON JOHN S	2416 FREE STATE CT	LAWRENCE	KS	66047	U160101G	023-111-11-0-10-07-036-00-0	R26842	2416 FREE STATE CT	

11-11-0-10-03-001.36-2

009482566 BENE RICHARD J

VAIL BELINDA A

4722 SOMERSET DR

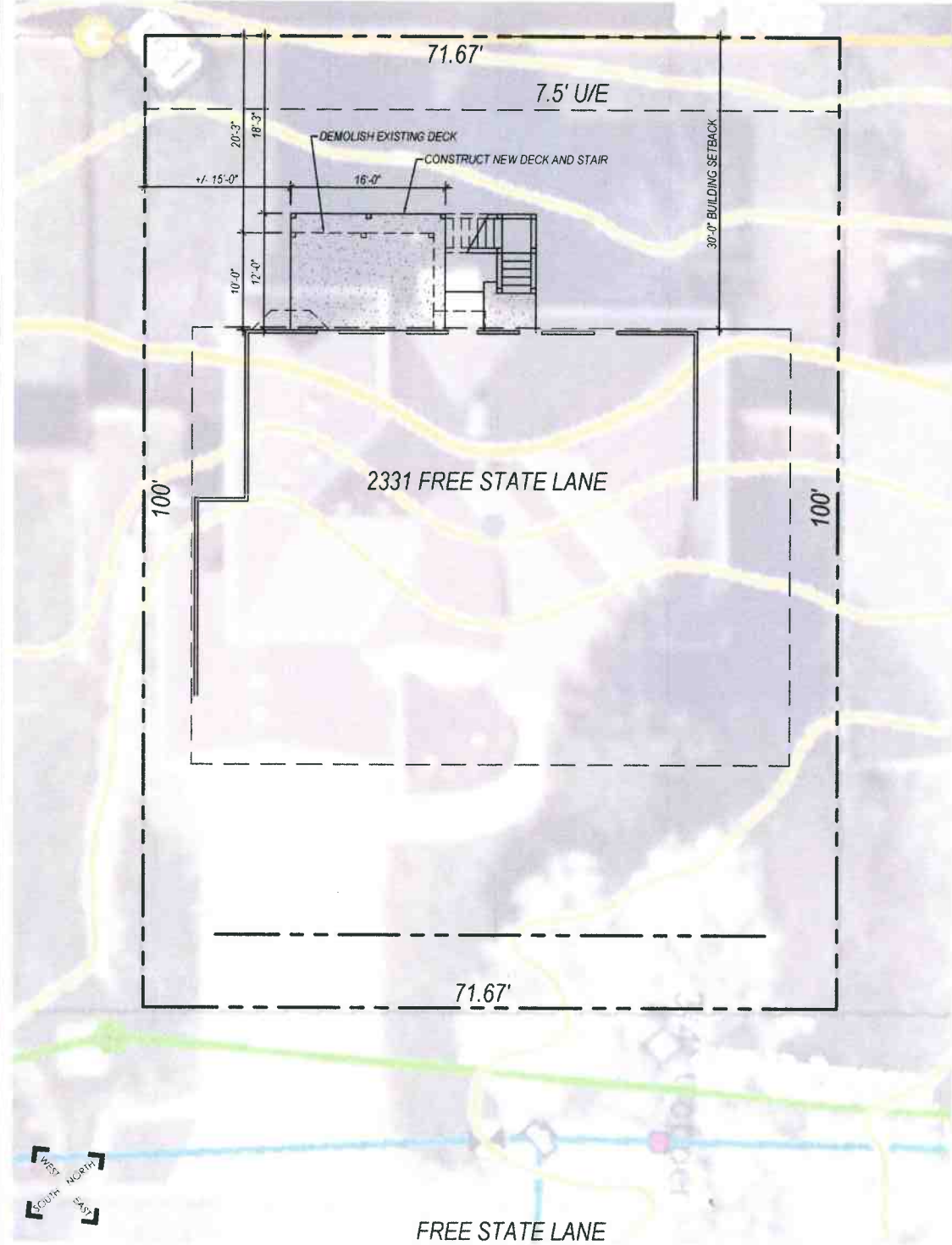
PRAIRIE VILLAGE KS

65207 U16010DI

023-11-11-0-10-03-001.36-2

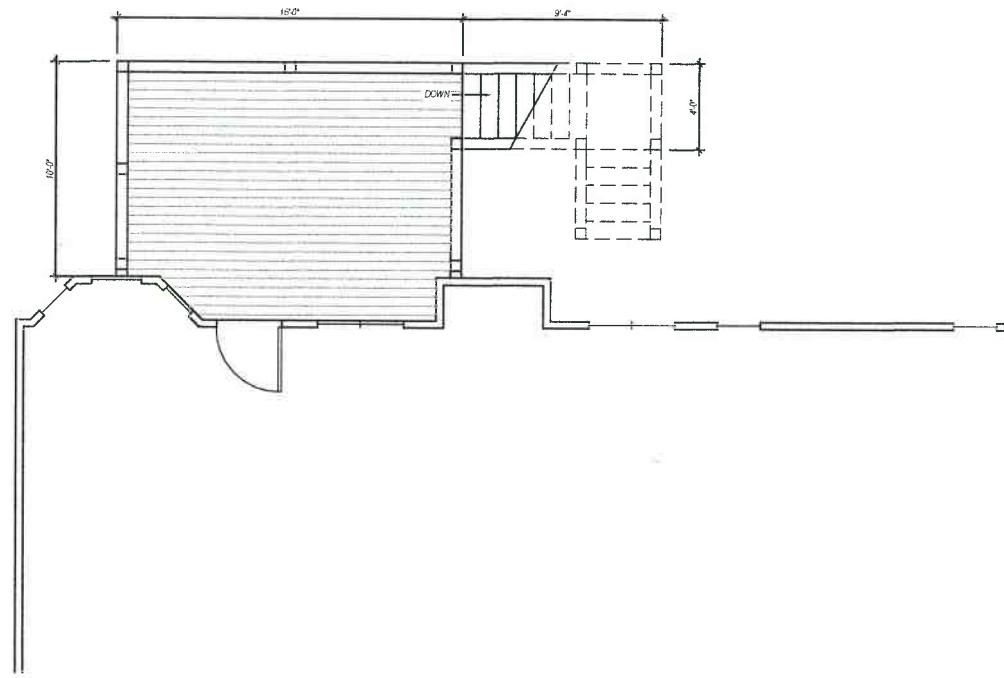
R28737

2716 W 24TH TER

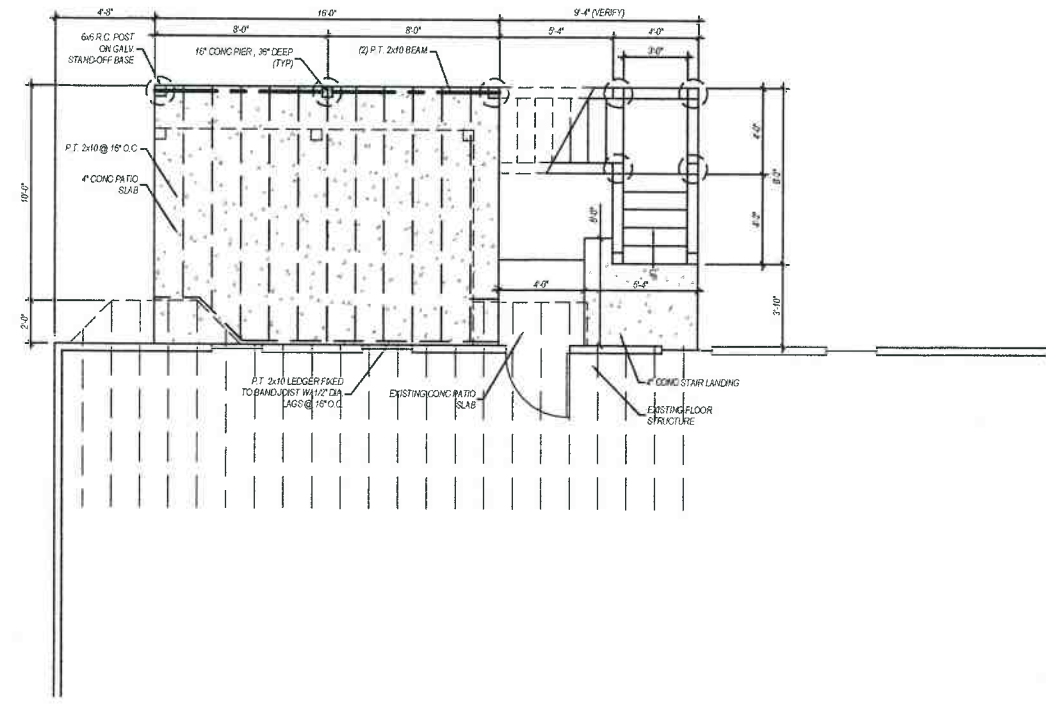


1 PLOT PLAN
1" = 10'-0"

NOTES:
CONSTRUCT DECK AND STAIR TO MEET OR EXCEED PROVISIONS OF 2015 IRC.
DECK JOISTS, P.T. 2x10 @ 12" O.C.
DECK POST 6x6 R.C. ON 1" STAND-OFF BASE)
16" DIA. CONC. PIERS, 36" DEEP



2 FIRST LEVEL PLAN
3/16" = 1'-0"



3 BASEMENT LEVEL PLAN
3/16" = 1'-0"

RICKARD RESIDENCE DECK

2331 Free State Lane
Lawrence, Ks

Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas 66044
785 - 749 - 5906
FAX: 785 - 749 - 1515

FLOOR PLAN

Date: 2/15/2014
Drawn by: M.M.G.S.
Checked by:
Revisions:

A1.0

2019 HISTORIC RESOURCES COMMISSION SUBMITTAL DEADLINES & MEETING DATES

Meetings are on the 3rd Thursday of each month unless otherwise noted*.
Meetings begin at 6:30 p.m. and are generally held in the City Commission Room on the first floor of City Hall, 6 E. 6th St.

SUBMISSION DEADLINES are at 3:00 PM ON THE DATE LISTED BELOW (Mondays)	MEETING DATES: 6:30 P.M.	NOTES: Copies of the agenda are available on the Lawrence-Douglas County Metropolitan Planning Office website www.lawrenceks.org/boards
Dec. 17, 2018 Jan. 14 Feb. 19* March 18 April 15 May 13 June 17 July 15 Aug. 12 Sept. 16 Oct. 15* Nov. 18 Dec. 16 Jan. 13, 2020	Jan. 17, 2019 Feb. 21 March 21 April 18 May 16 June 20 July 18 Aug. 15 Sept. 19 Oct. 17 Nov. 21 Dec. 19 Jan. 16, 2020 Feb. 20, 2020	A. Applicants must have a pre-submittal meeting with the Historic Resources Administrator prior to submission of application materials (785-832-3151). B. Items for consideration at a meeting shall be submitted to the Planning Office in a completed format by 3:00 p.m. on the submittal date (Mondays) shown in the left-hand column. C. Architectural Review Committee meetings will be pre-scheduled and held on the 1 st Thursday of each month at 5:30 p.m. and/or the 3 rd Thursday of each month at 5:30 p.m. in the Planning Conference room. D. <u>Special submittal dates exist for Local Landmark & Historic District nominations.</u> A pre-submittal meeting is required for Landmark and Historic District Nominations. The submission deadlines can be found on the Lawrence-Douglas County Metropolitan Planning Office website http://www.lawrenceks.org/pds/hr-hpaprocess

For additional information please contact Lynne Braddock Zollner, Historic Resources Administrator (785-832-3151) or the Lawrence-Douglas County Metropolitan Planning Office (785-832-3150).